

**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 by Juanita Perkins c/o Wanda Harris submitted on September 21, 2020.

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 Andrew Pilgrim on September 21, 2020, requesting rezoning of a ±2.00-acre tract of land located at 1301 Dove Creek Road in the 224th G.M.D., Oconee County, Georgia, (a portion of tax parcel no. A-01-013), 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.

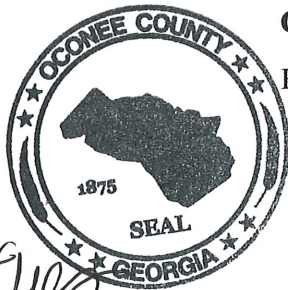
SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 November 16, 2020 and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 1, 2020.

ADOPTED AND APPROVED, this 1st day of December, 2020.



OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

Kathy Hayes

From: Mark Saxon
Sent: Wednesday, December 2, 2020 11:27 AM
To: Kathy Hayes
Subject: Re: Approved Rezones/Variances

Yes. You have my permission to sign.

Mark

Sent from my iPhone

On Dec 2, 2020, at 10:30 AM, Kathy Hayes <khayes@oconee.ga.us> wrote:

It was great to hear your voice last night! Would you like for me to sign the approved rezones and variances for you?

P20-0214

P20-0213

P20-0194

P20-0190

Thanks!

Kathy Hayes

County Clerk/Open Records Officer
Oconee County Board of Commissioners
PO Box 145
23 North Main Street
Watkinsville, GA 30677
Phone: 706-769-5120
Email: khayes@oconee.ga.us

EXHIBIT "A" TO REZONE NO P20-0194

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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. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land lying and being G.M.D. 224, Oconee County, Georgia, containing 2.000 acres, more particularly described on that of survey for "Drew Pilgrim" dated August 12th 2020, prepared by W.T. Dunahoo, Georgia Registered Land Surveyor Number 1577 and more particularly described as follows:

To find the true point of beginning, begin at a point on the western right of way (80') of Osborne Road with the centerline of Fairfield Avenue thence along the right of way (80') of Osborne Road in a southerly direction 1,185 feet to a point, which is the true point of beginning.

From the true point of beginning, travel along Osborne Road south 11 degrees 17 minutes 27 seconds west 37.35 feet, thence south 15 degrees 39 minutes 49 seconds west 59.73 feet, thence south 19 degrees 03 minutes 34 seconds west 22.82 feet, thence south 22 degrees 47 minutes 35 seconds west 33.71 feet, thence south 26 degrees 42 minutes 35 seconds west 51.69 feet, thence leaving Osborn Road North 59 degrees 00 minutes 00 seconds West 450.70 feet, thence north 30 degrees 58 minutes 23 seconds east 200.00 feet, thence south 59 degrees 00 minutes 00 seconds east 409.00 feet back to Osborne Road and the point of beginning.

EXHIBIT "A" TO REZONE NO P20-0194

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NARRATIVE

*Project Narrative – Rezone Request
2.0-Ac Portion of Tax Parcel No. A 01 013*



Introduction

The property referenced as Tax Parcel No. A 01 013 is currently owned by Juanita Perkins. The current owner and Drew Pilgrim have a contract to purchase a 2.0-acre portion of the property – pending approval of this rezone request. This property is currently zoned AG (Agricultural District), and the owner would like to rezone the 2.0-acre property to AR (Agricultural Residential District). Carter Engineering Consultants, Inc. is aiding the developer, Drew Pilgrim, in the rezoning and developing the property for the single-family residence. A new rezone request has been submitted for approval.

The Site

The site is located on the northwest side of Osborne Road, between the intersections of Hebron Church Road and Fairfield Avenue in Oconee County, Georgia. The property is comprised of 75.0 undeveloped acres, of which 2.0-acres will be subdivided from the property and developed for a single-family residence. The property is currently zoned AG.

Five properties directly border the property. The property is bordered by Parcel No. A 01 013 (zoned AG) to the north and west. The property is bordered by Parcel No. 01 029 (zoned AG) to the east. Last, the property is bordered by Osborne Road and Parcel No. A 01 030B (zoned AG), Parcel No. A 01 037D (zoned AG), and Parcel No. A 01 037A (zoned AG) to the south.

The Development

The developer proposes to build a single-family residence (approximately 3,885 sf) on the 2.0-acre property. The residence will feature an attached two-car garage, as well as an additional attached one-car garage. The developer also plans to install an underground pool as part of the development.

Access

Access to the site will be by way of a private entrance to the property from Osborne Road. The entrance will be a paved 12 feet wide access drive.

Buffers / Setbacks

The proposed plat for the 2.0-acre property does not show any drainage or utility easement within the property boundary.

According to the Oconee County Code of Ordinances, the building setbacks for a property zoned AR are defined as: front building setback = 30 feet, side building setbacks = 15 feet, and rear building setback = 40 feet.

*Project Narrative – Rezone Request
2.0-Ac Portion of Tax Parcel No. A 01 013*



Traffic

The proposed development of the single-family residence is not expected to have any adverse effects on traffic within the area. The estimated average daily trips (ADT) is 6 trips, and the estimated number of trips during peak hours is 4 trips.

Water Supply

The water supply for the proposed residence will be provided by a private drilled well.

Sewage Disposal

Sewage disposal for this project will be provided by a private septic system located within the property. A Level 3 Soil Survey was performed for a portion of the property to determine the suitability of the soils for the septic system. The proposed absorption field will be located in the front of the property. The area has been delineated on the proposed site plan found in the appendix section of this narrative.

Utilities

The utilities needed to serve the site are proposed to be underground. The proposed development will require electricity, telephone and data lines.

Solid Waste

Garbage collection will be by private contract through the use of a trash can on the property.

Schools

The proposed rezone of the property will provide one additional residence within the Dove Creek Elementary School, Malcom Bridge Middle School, and North Oconee High School zones.

Type of Ownership

The project will be privately owned.

PLAT

EXHIBIT "A" TO REZONE NO P20-0194

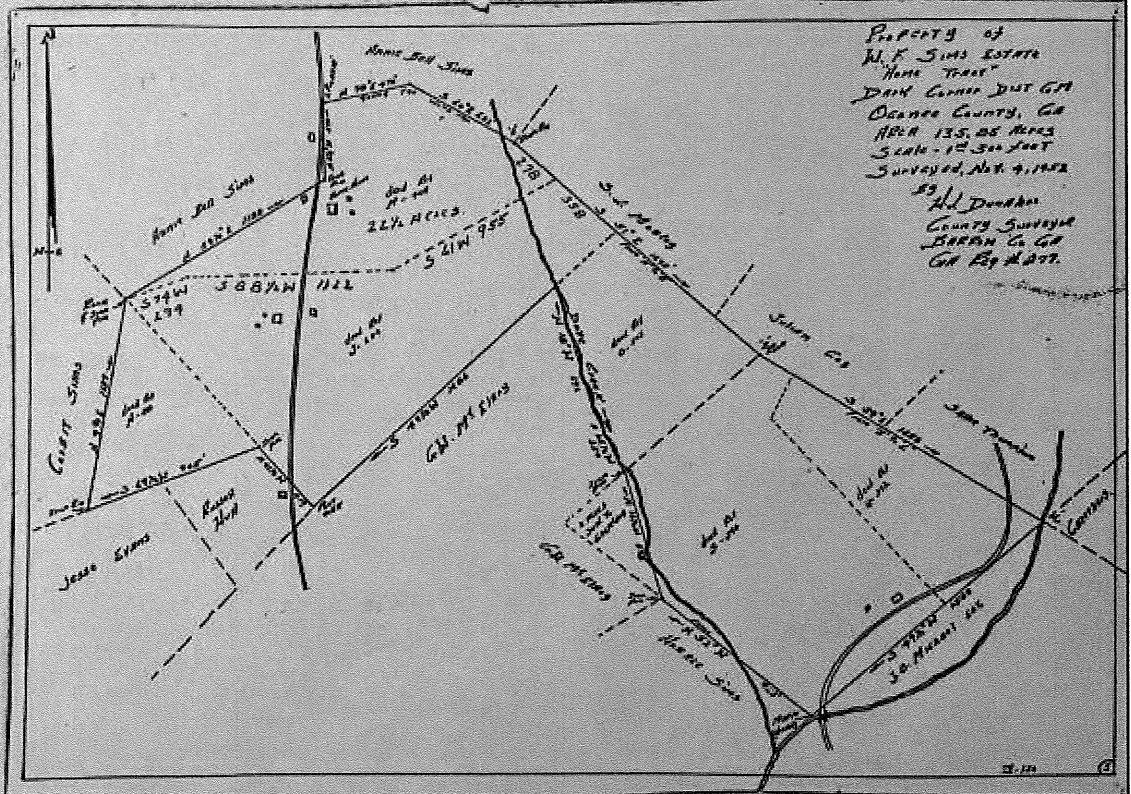
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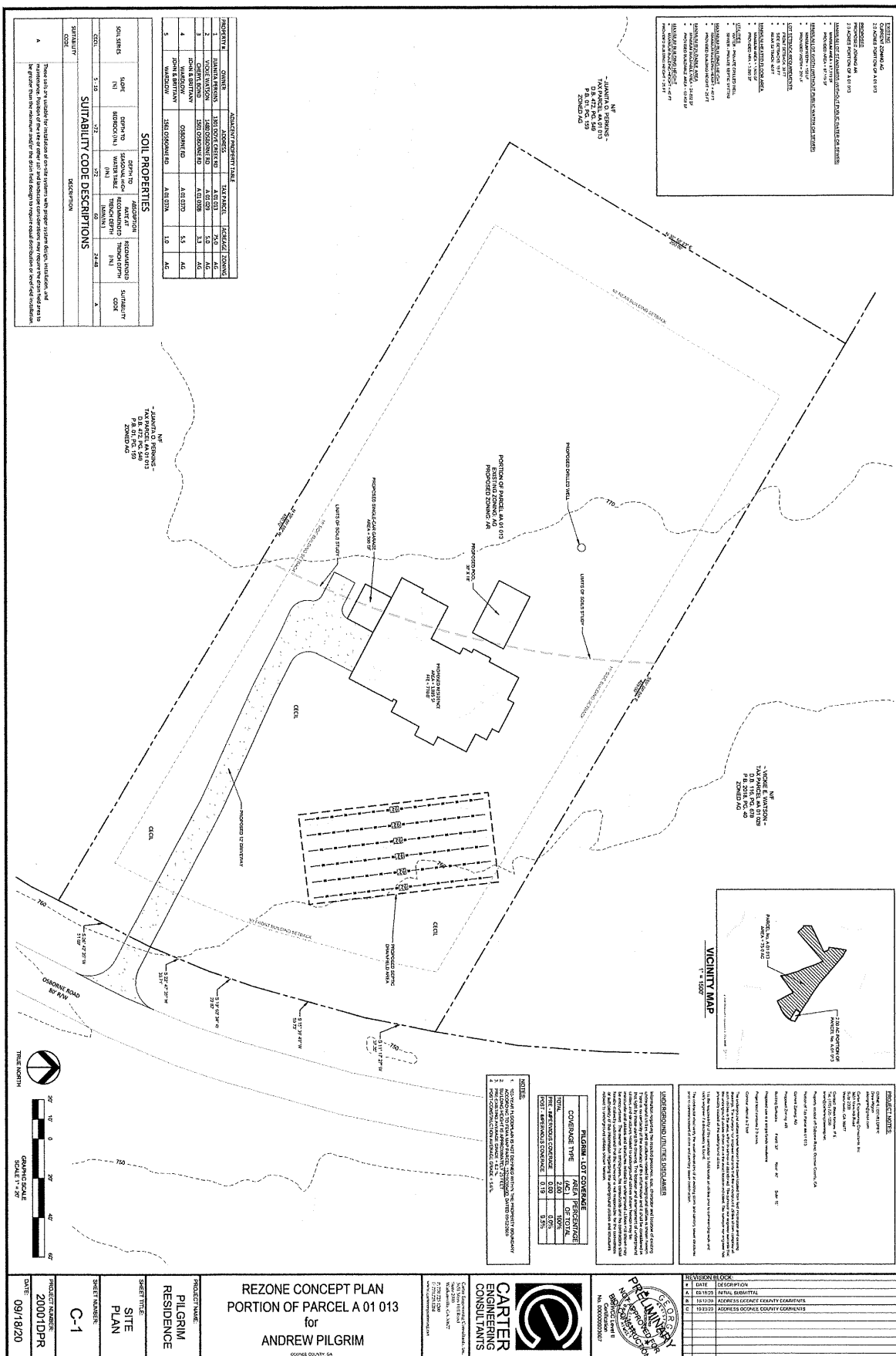
OCONEE COUNTY
ANGELA ELDER-JOHNSON, CLERK
FILED FOR RECORD _____ AM/PM
AND RECORDED
IN BOOK # _____ PAGE # 159
ON December 12, 1959
CLERK SC

PROPERTY of
W. F. SIMS ESTATE
Home Tract
DASH CORNER DUT GR
Oconee County, GA
AREA 135.25 ACRES
Scale - 1" = 300 Feet
Surveyed, Nov. 4, 1952
BY H. L. DUNN
County Surveyor
Barren Co. GA
GA Reg. No. 277.

GEORGIA, OCONEE COUNTY
I HEREBY CERTIFY that the above and
foregoing is a true copy of the original
filed in this office.
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR AND MAGISTRATE COURTS
DATE October 14, 2020
BY [Signature]



CONCEPT PLAN





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

REZONE CASE #: P20-0194

DATE: September 2, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Andrew Pilgrim

PROPERTY OWNER: Juanita Perkins c/o Wanda Harris

LOCATION: 1301 Dove Creek; portion of parcel A-01-013

PARCEL SIZE: ±2.0 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Agriculture



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone a portion of the property from AG (Agricultural District) to AR (Agricultural Residential District) to allow for the creation of an additional 2.0-acre residential lot.

STAFF RECOMMENDATION: Staff recommends conditional approval of the request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 16, 2020

BOARD OF COMMISSIONERS: December 1, 2020

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968.
- The property is currently undeveloped/wooded.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential	AG (Agricultural District)
SOUTH	Undeveloped/wooded	AG (Agricultural District)
EAST	Undeveloped/wooded	AG (Agricultural District)
WEST	Undeveloped/wooded Single-family residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant proposes to rezone a ±2.0-acre portion of parcel A-01-013 from AG to AR to create an additional single-family residential lot.

PROPOSED TRAFFIC PROJECTIONS

- An estimated 9.44 average daily trips (ADT) including 0.74 AM peak hour and 0.99 PM peak hour trips are projected should the request be approved (10th Edition ITE Trip General Manual).

PUBLIC FACILITIES

Water:

- The additional lot would be served by a private well.

Sewer:

- The additional lot would be served by a private on-site septic system.

Roads:

- Access to the additional lot is proposed off of Osborne road.

ENVIRONMENTAL

- No 100-year flood plain, jurisdictional wetlands or state waters exists on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- No comments

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- No comments

OCONEE COUNTY BOARD OF EDUCATION

- The rezone request has little to no immediate impact. However, it could impact the North Attendance Zone, specifically High Shoals Elementary School, Malcolm Bridge Middle School, which is already over capacity by 19 students, and North Oconee High School.

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.

Nearby properties are primarily single family residential or undeveloped/pasture and are zoned AG or AR. Lot sizes of nearby property range from one-acre residential lots to large agricultural tracts of 30 or more acres. Staff holds that the zoning proposal 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.

The property has a reasonable economic use for single family residential purposes 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;

The present request should have negligible impacts on population density and community facilities.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on site.

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

The proposed additional residential lot should not have a significant impact on the existing use, usability, and/or value of adjoining property.

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 subject property is currently undeveloped while the majority of surrounding land has been minimally developed for agricultural or single family residential purposes.

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

The AR zoning district is intended “to allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development.” (Unified Development Code Sec. 205.02). Staff holds that the proposed residential lot is consistent with the stated purpose of the proposed 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.

Staff finds no other existing or changing conditions or land use patterns which would give supporting grounds for either approval or disapproval of the zoning proposal.

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

The subject property lies within the Country Estates Character Area (2040 Future Development Map). This Character Area is primarily medium-density residential and “provides a transition between the more rural areas of the county and traditional suburban residential development and provides an ‘edge’ between the urban and rural fringe” (2018 Comprehensive Plan p. 34). For subdivisions in the Country Estates Character Area, a density of one dwelling unit per 2 acres is supported by the Comprehensive Plan (2018 Comprehensive Plan p. 35). Staff holds that the present request is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

It is likely that other similarly-sized lots exist within the county that would permit construction of a single-family residence.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends approval of this 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. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

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

Applicant

Name: Andrew Pilgrim

Address: 2750 Thisel Down Drive
Statham, GA 30666 (No P.O. Boxes)

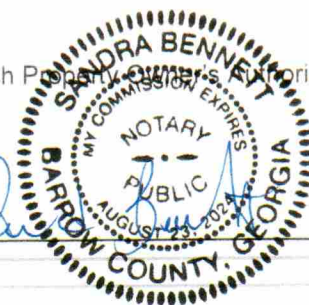
Telephone: 770-307-8526

Email: abpilgrim@gmail.com

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: Andrew B. Pilgrim Date: 9-18-2020 Notarized: [Signature]



Property

Location: 1301 Dove Creek Road
Winder, GA 30680 (Physical Description)

Tax Parcel Number: portion of A 01 013 DP

Size (Acres): 75.04 Current Zoning: AG

Future Development Map—Character Area Designation: Country Estates

Use

Current Use: Agriculture, Farm Use

Proposed Use: Residential Agriculture, Primary, Single Family Residence

Attachments (check all that apply)

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



Request for Rezone

For

Drew Pilgrim Residence

2.0-Ac Portion of Tax Parcel No. A 01 013

Oconee County, Georgia

Prepared for:

Drew Pilgrim

September 2020

Revised: October 2020



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Introduction

The property referenced as Tax Parcel No. A 01 013 is currently owned by Juanita Perkins. The current owner and Drew Pilgrim have a contract to purchase a 2.0-acre portion of the property – pending approval of this rezone request. This property is currently zoned AG (Agricultural District), and the owner would like to rezone the 2.0-acre property to AR (Agricultural Residential District). Carter Engineering Consultants, Inc. is aiding the developer, Drew Pilgrim, in the rezoning and developing the property for the single-family residence. A new rezone request has been submitted for approval.

The Site

The site is located on the northwest side of Osborne Road, between the intersections of Hebron Church Road and Fairfield Avenue in Oconee County, Georgia. The property is comprised of 75.0 undeveloped acres, of which 2.0-acres will be subdivided from the property and developed for a single-family residence. The property is currently zoned AG.

Five properties directly border the property. The property is bordered by Parcel No. A 01 013 (zoned AG) to the north and west. The property is bordered by Parcel No. 01 029 (zoned AG) to the east. Last, the property is bordered by Osborne Road and Parcel No. A 01 030B (zoned AG), Parcel No. A 01 037D (zoned AG), and Parcel No. A 01 037A (zoned AG) to the south.

The Development

The developer proposes to build a single-family residence (approximately 3,885 sf) on the 2.0-acre property. The residence will feature an attached two-car garage, as well an additional attached one-car garage. The developer also plans to install an underground pool as part of the development.

Access

Access to the site will be by way of a private entrance to the property from Osborne Road. The entrance will be a paved 12 feet wide access drive.

Buffers / Setbacks

The proposed plat for the 2.0-acre property does not show any drainage or utility easement within the property boundary.

According to the Oconee County Code of Ordinances, the building setbacks for a property zoned AR are defined as: front building setback = 30 feet, side building setbacks = 15 feet, and rear building setback = 40 feet.



Project Narrative – Rezone Request
2.0-Ac Portion of Tax Parcel No. A 01 013

Traffic

The proposed development of the single-family residence is not expected to have any adverse effects on traffic within the area. The estimated average daily trips (ADT) is 6 trips, and the estimated number of trips during peak hours is 4 trips.

Water Supply

The water supply for the proposed residence will be provided by a private drilled well.

Sewage Disposal

Sewage disposal for this project will be provided by a private septic system located within the property. A Level 3 Soil Survey was performed for a portion of the property to determine the suitability of the soils for the septic system. The proposed absorption field will be located in the front of the property. The area has been delineated on the proposed site plan found in the appendix section of this narrative.

Utilities

The utilities needed to serve the site are proposed to be underground. The proposed development will require electricity, telephone and data lines.

Solid Waste

Garbage collection will be by private contract through the use of a trash can on the property.

Schools

The proposed rezone of the property will provide one additional residence within the Dove Creek Elementary School, Malcom Bridge Middle School, and North Oconee High School zones.

Type of Ownership

The project will be privately owned.



ZONING IMPACT ANALYSIS

For

Drew Pilgrim Residence

2.0-Ac Portion of Tax Parcel No. A 01 013

Oconee County, Georgia

Prepared for:

Drew Pilgrim

Revised: October 2020



ZONING IMPACT ANALYSIS

STANDARDS FOR REZONING CHANGE OF CONDITIONS CONSIDERATION

Drew Pilgrim Residence

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property:** *The existing use and zoning of nearby properties include the following:*

North – Parcel No. A 01 013 (AG) – undeveloped tract

East – Parcel No. A 01 029 (AG) – undeveloped tract

South – Parcel(s) No. A 01 030B, A 01 037D, and A 01 037A (AG) – single-family residences

West – Parcel No. A 01 013 (AG) – undeveloped tract

With the current zoning, the property cannot be developed for a single-family residence due to the dimensional zoning requirements. Under the current zoning, the subject property must be a minimum of 5.0-acres to develop a single-family residence. The rezoning and variance of the subject property will allow the development of the residence on the proposed 2.0-acre tract.

- B. Whether the property to be rezone has a reasonable economic use as currently zoned:** *The existing property does not currently have a reasonable use as currently zoned. The property is currently an undeveloped tract. The proposed zoning will allow the development of the single-family residence on the proposed 2.0-acre property increasing the tax base for the county.*

- C. The extent to which the zoning proposal 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; (2) Environmental impact; (3) Effect on the existing use, usability and/or value of adjoining properties:**

The extent can be summarized as follows: (1) There will be no effect on community facilities as a result of this zoning condition change (2) There will be no environmental impact. (3) The adjoining properties should see no effect on property values.

- D. 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 was originally zoned AG and has been vacant for over 10 years. The area adjacent to the property has two recently developed residential subdivisions, The Villages at Dove Creek and Fairfield Meadows.*

- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested:** *It is the opinion of the applicant that the subject use is in conformance with the projected zoning and use as shown on the Oconee County Future Development Map. There are several single-family residences along Osborne Road and within the nearby area.*



- 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:** *Under the current zoning, the property cannot be developed for a single-family residence due to the dimensional zoning requirements - the subject property must be a minimum of 5.0-acres to develop a single-family residence. The rezoning and development of the subject property will allow the development of the residence on the proposed 2.0-acre tract.*
- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:** *It is the opinion of the property owner that the subject use is entirely within conformity of the future development map and the goals and objectives of the Oconee County Comprehensive Plan.*
- H. The availability of adequate sites for the proposed use in districts that permit such use:** *There are other residential properties within the surrounding area; however, the subject property is being purchased from a relative.*

Rezone # P20-0194 - Perkins

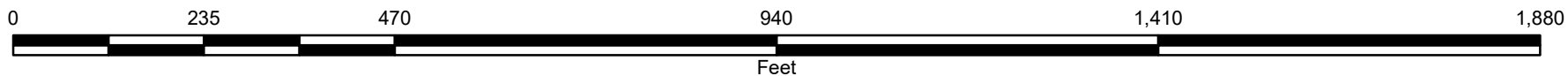
**Tax Parcel #
Portion of Parcel
A-01-013**

**Portion of
Parcel # A-01-013**

Osborne Rd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:2,500




Zoning

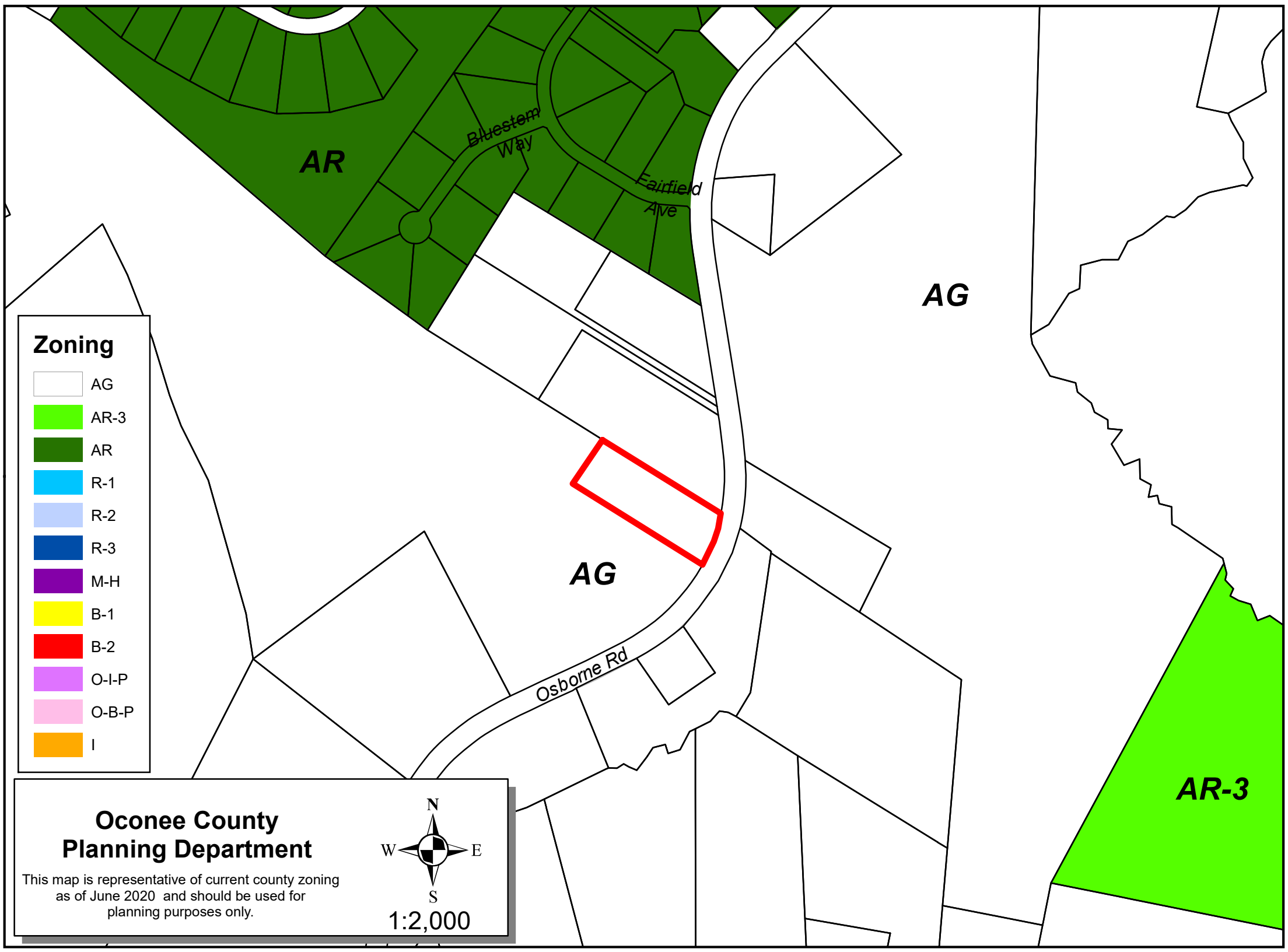
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

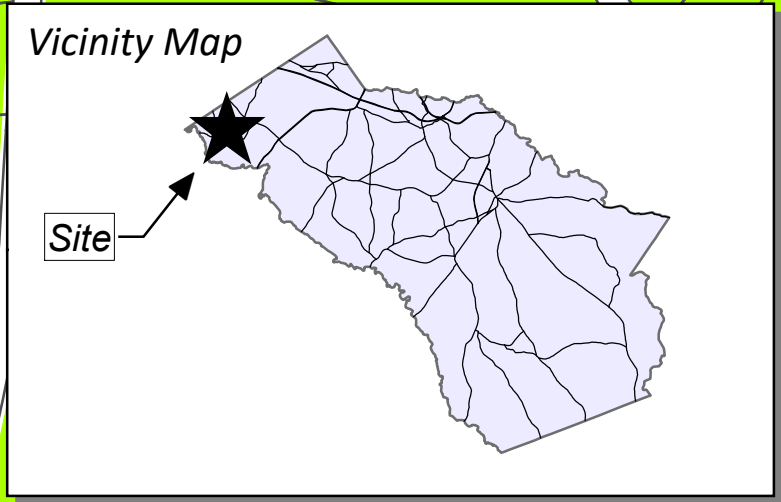
**Oconee County
Planning Department**

This map is representative of current county zoning
as of June 2020 and should be used for
planning purposes only.



1:2,000



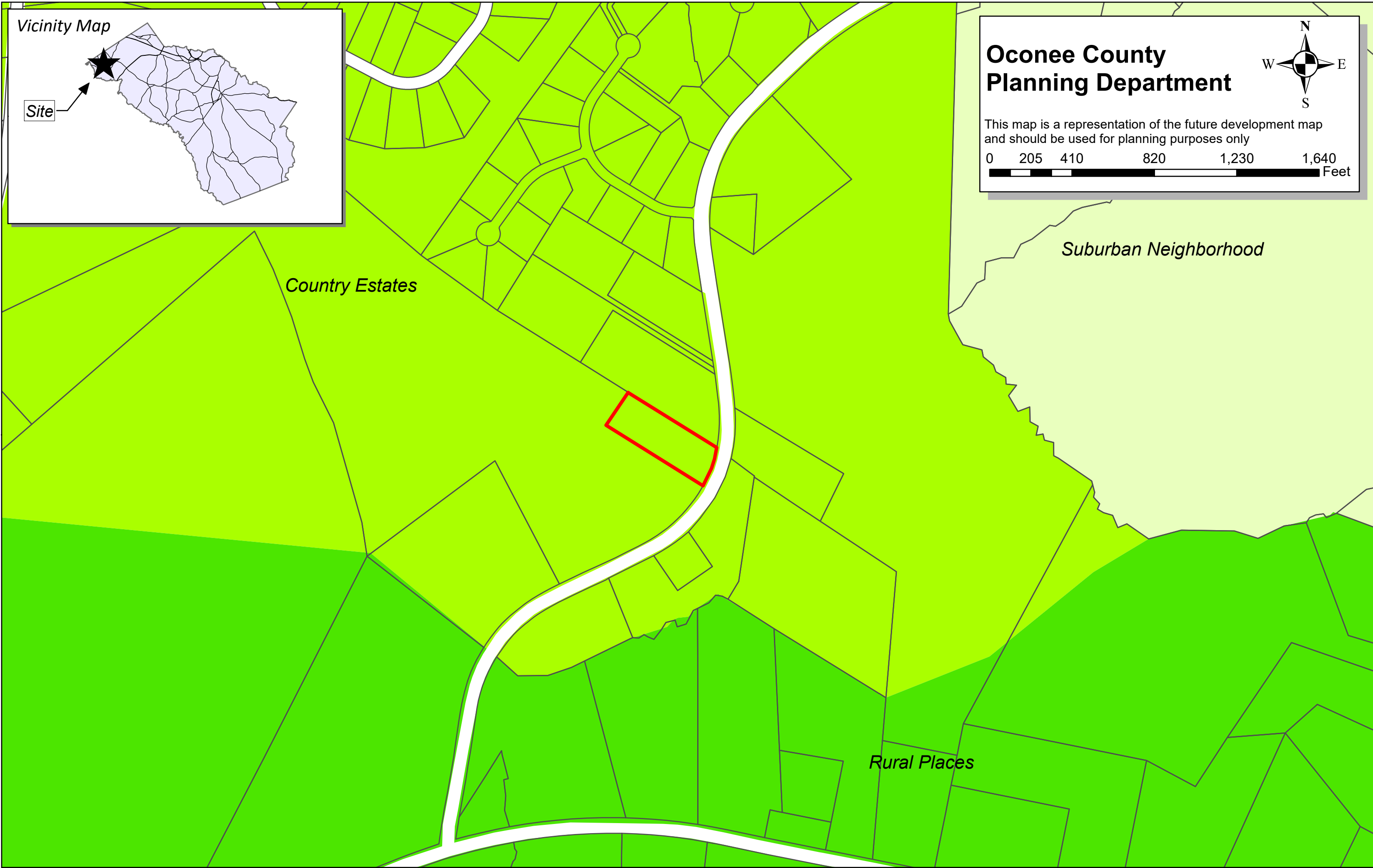


**Oconee County
Planning Department**

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

0 205 410 820 1,230 1,640 Feet

A north arrow pointing up with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below it is a scale bar with alternating black and white segments, labeled with the numbers 0, 205, 410, 820, 1,230, and 1,640, followed by the word "Feet".



EXISTING
CURRENT ZONING AG
2.0 ACRES PORTION OF A 01 013

PROPOSED
PROPOSED ZONING AR
2.0 ACRES PORTION OF A 01 013

MINIMUM LOT STANDARDS (WITHOUT PUBLIC WATER OR SEWER)

- MINIMUM AREA = 87,119 SF
- PROVIDED AREA = 87,119 SF

MINIMUM LOT WIDTH (WITHOUT PUBLIC WATER OR SEWER)

- MINIMUM WIDTH = 150 LF
- PROVIDED WIDTH = 200 LF

LOT SETBACK REQUIREMENTS:

- FRONT SETBACK: 30 FT
- SIDE SETBACKS: 15 FT
- REAR SETBACK: 40 FT

MINIMUM HEATED FLOOR AREA:

- MINIMUM AREA = 1,600 SF
- PROVIDED AREA = 3,885 SF

UTILITIES

- WATER - PRIVATE DRILLED WELL
- SEWER - PRIVATE SEPTIC SYSTEM

MAXIMUM BUILDING HEIGHT

- MAXIMUM BUILDING HEIGHT = 40 FT
- PROVIDED BUILDING HEIGHT = 25 FT

MINIMUM BUILDABLE AREA

- MINIMUM BUILDABLE AREA = 24,892 SF
- PROVIDED BUILDABLE AREA = 60,408 SF

MAXIMUM BUILDING HEIGHT

- MAXIMUM BUILDING HEIGHT = 40 FT
- PROVIDED BUILDING HEIGHT = 25 FT

N/F
~ JUANITA O. PERKINS ~
TAX PARCEL #A 01 013
D.B. 472, PG. 549
P.B. 01, PG. 159
ZONED AG

ADJACENT PROPERTY TABLE					
PROPERTY #	OWNER	ADDRESS	TAX PARCEL	ACREAGE	ZONING
1	JUANITA PERKINS	1301 DOVE CREEK RD	A 01 013	75.0	AG
2	VICKIE WATSON	1480 OSBORNE RD	A 01 029	5.0	AG
3	CHERYL BOND	1501 OSBORNE RD	A 01 030B	3.3	AG
4	JOHN & BRITTANY WARDLOW	OSBORNE RD	A 01 037D	5.5	AG
5	JOHN & BRITTANY WARDLOW	1561 OSBORNE RD	A 01 037A	1.0	AG

SOIL PROPERTIES						
SOIL SERIES	SLOPE (%)	DEPTH TO BEDROCK (IN.)	DEPTH TO SEASONAL HIGH WATER TABLE (IN.)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN/IN.)	RECOMMENDED TRENCH DEPTH (IN.)	SUITABILITY CODE
CECIL	5 - 10	>72	>72	60	24-48	A
SUITABILITY CODE DESCRIPTIONS						
SUITABILITY CODE	DESCRIPTION					
A	These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drain field area to be greater than the minimum and/or the drain field design to require equal distribution or level field installation.					

N/F
~ JUANITA O. PERKINS ~
TAX PARCEL #A 01 013
D.B. 472, PG. 549
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ZONED AG

PROPOSED DRILLED WELL

PORTION OF PARCEL #A 01 013
EXISTING ZONING: AG
PROPOSED ZONING: AR

PROPOSED POOL
30' X 18'

PROPOSED SINGLE-CAR GARAGE
AREA = 300 SF

PROPOSED RESIDENCE
AREA = 3,885 SF
FFE = 770.0'

VICINITY MAP
1" = 1500'

PROJECT NOTES:

OWNER / DEVELOPER:
Drew Pilgrim
abpilgrim@gmail.com

Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677

Contact: Brian Kinsey, P.E.
Tel: (770) 725-1200
brian@carterengineering.net

Property located off Osborne Road, Oconee County, GA

Portion of Tax Parcel #A 01 013

Current Zoning: AG

Proposed Zoning: AR

Building Setbacks: Front: 30' Rear: 40' Side: 15'

Proposed use is a single-family residence

Project tract contains 2.0 acres

Contour interval is 2 feet

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

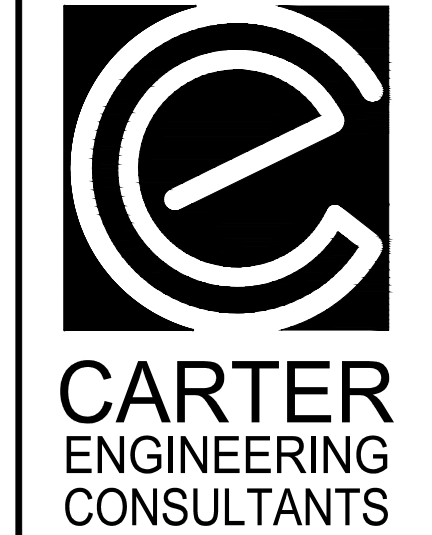
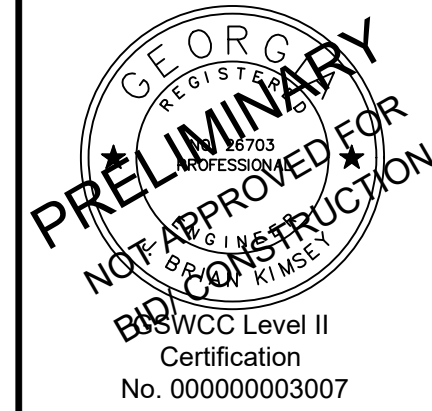
UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

PILGRIM - LOT COVERAGE		
COVERAGE TYPE	AREA (AC.)	PERCENTAGE OF TOTAL
TOTAL	2.00	100%
PRE - IMPERVIOUS COVERAGE	0.00	0.0%
POST - IMPERVIOUS COVERAGE	0.19	9.5%

NOTES:

- 100-YEAR FLOODPLAIN IS NOT DEFINED WITHIN THE PROPERTY BOUNDARY ACCORDING TO FEMA MAP PARCEL 13219200400, DATED 09/02/2009.
- BUILDING HEIGHT IS APPROXIMATELY 25 FEET.
- PRE-EXISTING AVERAGE GRADE = 6.2 %.
- POST-CONSTRUCTION AVERAGE GRADE = 5.6%.



Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

REZONE CONCEPT PLAN
PORTION OF PARCEL A 01 013
for
ANDREW PILGRIM
OCONEE COUNTY, GA

PROJECT NAME:
PILGRIM
RESIDENCE

SHEET TITLE:
SITE
PLAN

SHEET NUMBER:
C-1

PROJECT NUMBER:
20001DPR

DATE:
09/18/20