

**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 Rosemary F. Franklin submitted on August 23, 2021.

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 Pittman Engineering, PC on August 23, 2021, requesting a rezone of a ±15.00-acre tract of land located at 2601 Snow Mill Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel no. A-04-002B), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 October 18, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 2, 2021.

ADOPTED AND APPROVED, this 2nd day of November, 2021.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniel, Chairman

Mark Thomas, Member

Absent
Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson,
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0167

Page 1 of 6

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. No further subdivisions shall be permitted on the property.

TAX MAP

Rezone # P21-0167 - Rosemary F. Franklin

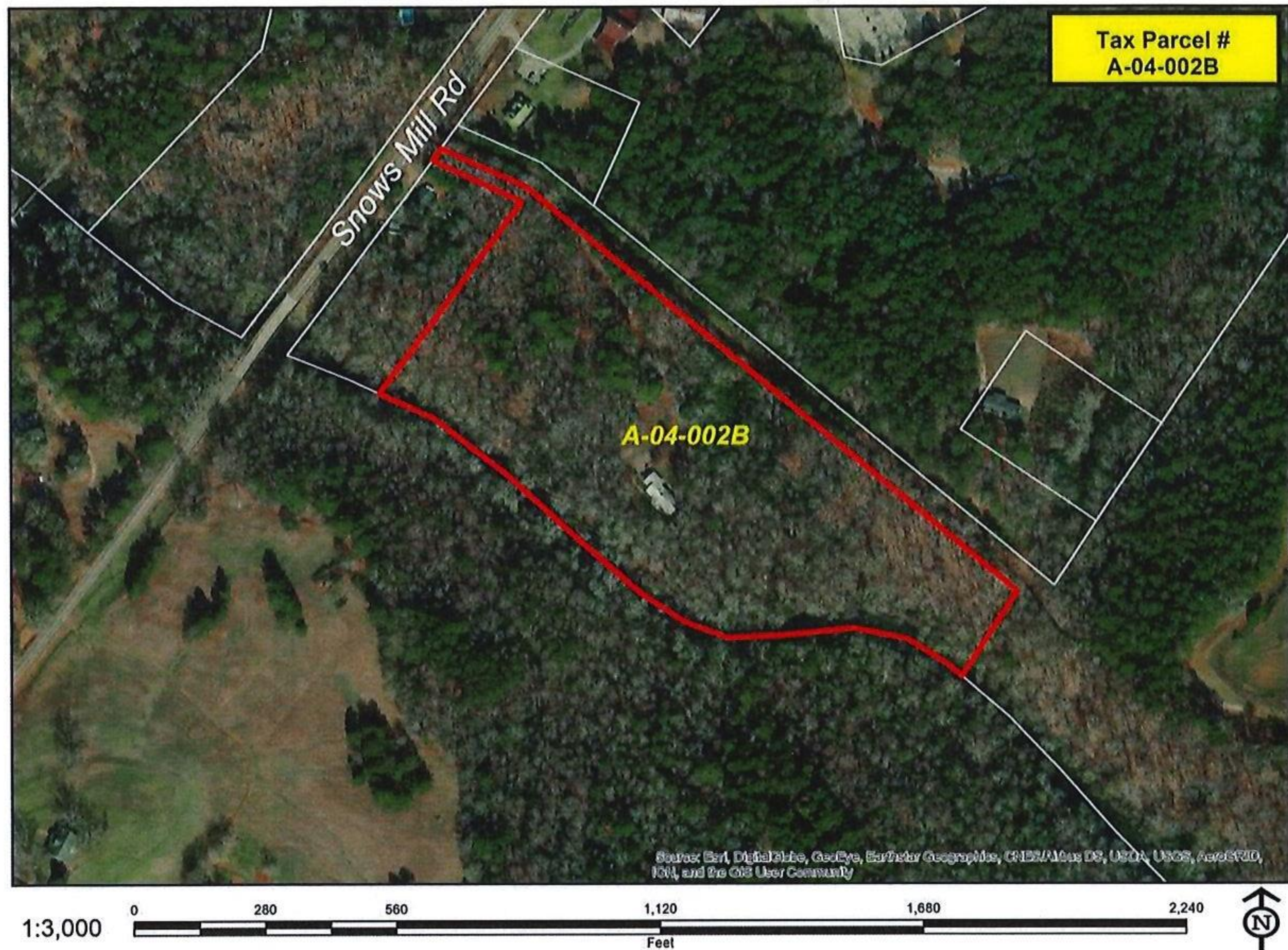


EXHIBIT "A" TO REZONE NO P21-0167

Page 2 of 6

LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, containing 15.00 acres, more or less, situate, lying and being on the southeasterly side of Snow's Mill Road and on the waters of the Appalachian River in the 239th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the eastern intersection of the Oconee County Line and the R/W of Snow's Mill Road, thence North 35 degrees, 41 minutes, 00 seconds East, 388 feet to an iron pin being the TRUE POINT OF BEGINNING; thence North 35 degrees, 41 minutes, 00 seconds East, 30.54 feet to an iron pin; thence South 66 degrees, 48 minutes, 00 seconds East, 210.00 feet to an iron pin; thence South 51 degrees, 53 minutes, 00 seconds East, 1347.18 feet to an iron pin; thence South 31 degrees, 56 minutes, 00 seconds West, 135.49 feet to an iron pin; thence South 31 degrees, 56 minutes, 00 seconds West, 40.00 feet to an iron pin; thence North 49 degrees, 06 minutes, 00 seconds West, 142.69 feet to an iron pin; thence North 88 degrees, 01 minutes, 00 seconds West, 163.29 feet to an iron pin; thence South 77 degrees, 02 minutes, 00 seconds West, 222.34 feet to an iron pin; thence North 83 degrees, 22 minutes, 00 seconds West, 102.63 feet to an iron pin; thence North 56 degrees, 14 minutes, 00 seconds West, 122.66 feet to an iron pin; thence North 50 degrees, 14 minutes, 00 seconds West, 155.68 feet to an iron pin; thence North 48 degrees, 46 minutes, 00 seconds West, 288.25 feet to an iron pin; thence North 61 degrees, 52 minutes, 00 seconds West, 279.54 feet to an iron pin; thence North 35 degrees, 30 minutes, 00 seconds East, 497.88 feet to an iron pin; thence North 66 degrees, 48 minutes, 00 seconds West, 209.39 feet to TRUE POINT OF BEGINNING.

Said traverse contains 13.09 acres. Total tract contains this described traverse as well as an additional 1.91 acres between this described traverse and the centerline of the Appalachian River, approximately 50' of width as shown on a plat entitled "Survey for Robert E. Everett, Jr." by W. W. Lester, Surveyor dated November 19, 1981, recorded in Plat Book 10, Page 55, in the Office of the Clerk of Superior Court, Oconee County, Georgia, reference being hereby made to said plat for a more complete description of the property.

EXHIBIT "A" TO REZONE NO P21-0167

Page 3 of 6

NARRATIVE

GENERAL DATA

Property Address: 2601 Snows Mill Road
Parcel: A04 D02B
Owner: Rosemary F. Franklin
Existing Zoning: AG
Proposed Zoning: AR
Existing Use: Single-Family Residential
Proposed Use: Single-Family Residential
Property Area: 15.0002 acres

ADJACENT LAND USES AND ZONING

North – AR & AG zoned residential lots & property
West – Snows Mill Road and AG zoned residential property
South – Apalachee River/County Line
East – AG zoned property

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property is 15.0002 acres and is currently zoned AG with a single-family residence onsite. The property owner is Rosemary F. Franklin. The owner is seeking to rezone of the property from AG to AR to create single-family residential lots. The property could be split into three lots under the current zoning, but lot sizes would need to be a minimum of 5 acres each. However, due to the existing residence onsite and the presence of onsite floodplain and challenging topography, a lot configuration with (2) 7-acre lots and (1) 10-acre lot makes for more desirable and buildable homesites. The proposed rezoning would not increase density but simply allow the owner to subdivide the property using the more user-friendly portion of the property.

SITE DESCRIPTION

The property is located on the east side of Snows Mill Road, just north of the Apalachee River and the county line. The Character Area for the property and its surrounding properties is identified as 'Rural Places' according to the Oconee Future Development Map.

The property is primarily wooded. Slopes onsite range from 2 to 25%. The site drains primarily to the south west to the Apalachee River.

PROPOSED USE

The proposed use of the property is for three single-family residential homes. Homes will range in size from approximately 2,000 sf. to 2,400 sf. The proposed architectural design theme is a traditional style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank

siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.

ACCESS

Access will be via a private access drive from Snows Mill Road. A hardship variance accompanies this rezoning request since the private access drive does not meet the minimum 40' width, which is an existing lot feature. Also accompanying this request is a special exception variance from the public street frontage requirement, specifically UDC Sec. 1003.09.a(3) allowing residential lots to gain access from an existing street outside of the development and a special exception variance from the required improvements to a private access drive.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	3	47	4	5

WATER SUPPLY

Water will be provided by individual private wells to be located onsite.

SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey map is being prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county health department and state regulations.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

Electricity and data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

Due to the subdivision falling under a major subdivision classification, the subdivision will be governed by the Oconee County Stormwater Ordinance. With the property being very rural and outside the County's Urban development zone, it is anticipated that no further measures will be required for this development.

IMPACT TO SCHOOL SYSTEM

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots proposed.

PROJECT SCHEDULE

Once zoning is approved in approximately November 2021 then site development plans will be created as needed and permitted to begin construction in early 2022. The project will be built in a single phase.

BUFFERS

No buffers are required by the OC-UDC.

SIGNAGE

There is no signage proposed for this subdivision of property.

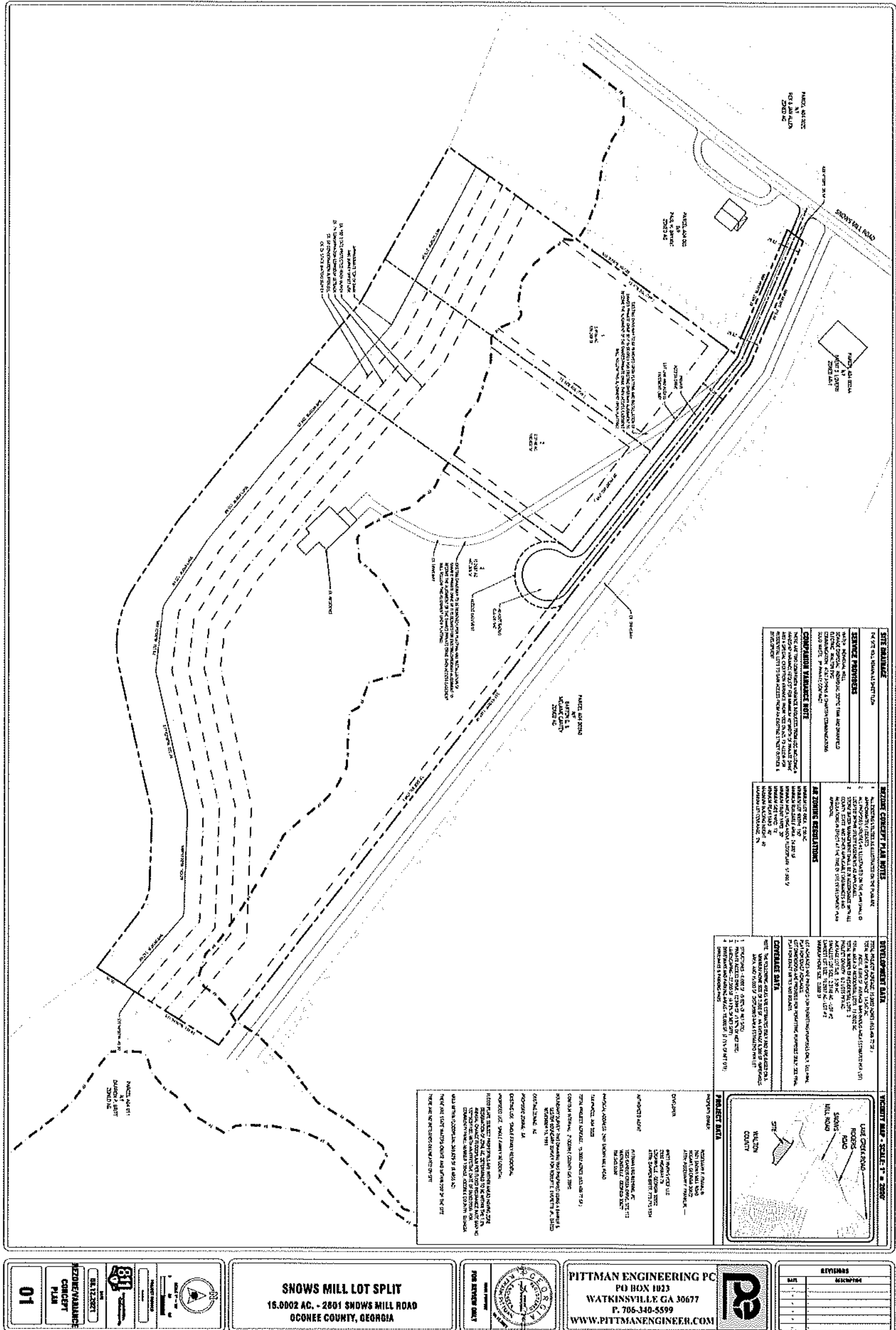
ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$2 Million.

ARCHITECTURAL IMAGES



CONCEPT PLAN





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

REZONE CASE #: P21-0167

DATE: October 8, 2021

STAFF REPORT BY: Grace Tuschak, Senior Planner

APPLICANT NAME: Pittman Engineering, PC

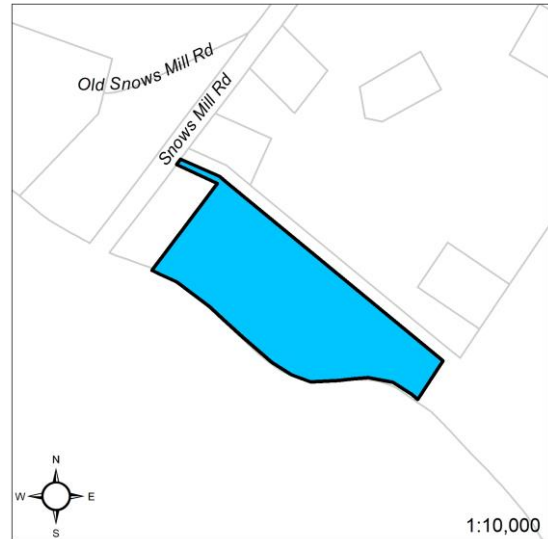
PROPERTY OWNER: Rosemary Franklin

LOCATION: 2601 Snows Mill Road

PARCEL SIZE: ±15.0 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Rural Places

ACTION REQUESTED: Rezone the property from AG (Agricultural District) to AR (Agricultural Residential District) in order to subdivide it into three single-family residential lots. This request is accompanied by special exception variance P21-0169, to allow vehicular access to an existing street outside the subdivision, and hardship variance P21-0168, to reduce the required width of the private access easement.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 18, 2021

BOARD OF COMMISSIONERS: November 2, 2021

ATTACHMENTS:

- Application
- Narrative & Architectural Renderings
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan
- Letters of Support

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968.
- A single-family residence was built in 1990.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single Family Residential	AG (Agricultural District) AR (Agricultural Residential)
SOUTH	Walton County	Walton County
EAST	Single-family residential	AG
WEST	Single-family residential	AG

PROPOSED DEVELOPMENT

- Rezone the property from AG (Agricultural District) to AR (Agricultural Residential District) in order to subdivide the property into one 10-acre lot and two 2-acre residential lots.
- Architecture: A traditional style is proposed featuring pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. See attached representative architecture photographs.
- The estimated value of the project at completion is \$2,000,000.

PROPOSED TRAFFIC PROJECTIONS

- A total of 47 trips per day including 4 AM peak hour and 5 PM peak hour trips are projected should the present request be approved (10th Edition ITE Trip Generation Manual).

PUBLIC FACILITIES

Water:

- The proposed lots would utilize private wells.

Sewer:

- The proposed lots would utilize onsite septic systems.

Roads:

- Access to the lots is proposed via a private access drive off of Snows Mills Road as shown on the concept plan.

ENVIRONMENTAL

- 100-year flood plain, conservation corridor and state waters exist on site as shown on the concept plan. All environmental areas and associated buffers would be required to be maintained.

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

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 large lot single-family residential parcels with AG zoning. Staff holds that the proposed residential lots are 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 and agricultural 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;**
Small increases in the use of community facilities such as streets and schools are anticipated; no impact on water or sewer is anticipated should the request be approved.
 - ii. Environmental impact;**
100-year flood plain, conservation corridor and state waters exist on the site. All required buffers are shown on the concept plan and development within these areas would be prohibited by the UDC.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The proposal is in keeping with surrounding uses and is not anticipated to affect 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 property is not currently vacant, this standard is not applicable to the request.
- 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. 205.08](#)). Staff holds that the proposed residential lots are 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 Rural Places Character Area ([2040 Character Areas Map](#)). This Character Area is primarily “a residential-agricultural community, which benefits from its scenic rural landscape, with much of its identity based on its agrarian past while accommodating limited residential growth” ([2018 Comprehensive Plan p. 31](#)). For subdivisions in the Rural Places Character Area, a maximum density of one dwelling unit per 3 acres is supported by the Comprehensive Plan ([2018 Comprehensive Plan p. 32](#)). The proposed ±2-acre lots do not meet the intent of the Character Area and staff recommends restricting the property from further subdivision in order to limit the overall density on subject property to less than 1 dwelling unit per 3 acres. As conditioned below, staff holds that the proposal is in conformity with the future development 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.**
It is likely that other AR-zoned properties exist in the county that would permit the proposed lot size.

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 conditional 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. No further subdivisions shall be permitted on the 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: Frank Pittman, Pittman Engineering, PC

Address: 1020 Barber Creek Drive

Suite 113

(No P.O. Boxes)

Watkinsville, GA 30677

Telephone: (706) 340-5599

Email: fpittman@pittmanengineer.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: [Signature] Date: 08/22/2021 Notarized: _____



Property

Location: 2601 Snows Mill Road

(Physical Description)

Tax Parcel Number: A04 002B

Size (Acres): 15.0002 Current Zoning: AG

Future Development Map—Character Area Designation: Rural Places

Use

Current Use: Single-Family Residential

Proposed Use: Single-Family Residential

Attachments (check all that apply)

- | | |
|---|---|
| <input checked="" 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 checked="" 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: _____

APPLICATION NUMBER
Action Planning Commission Date: _____
☐ Approval ☐ With Conditions ☐ Denial
Board of Commissioners Date: _____
☐ Approved ☐ With Conditions ☐ Denied

SNOWS MILL ROAD LOT SPLIT
REZONE SUBMITTED 08/23/2021

GENERAL DATA

Property Address: 2601 Snows Mill Road
Parcel: A04 002B
Owner: Rosemary F. Franklin
Existing Zoning: AG
Proposed Zoning: AR
Existing Use: Single-Family Residential
Proposed Use: Single-Family Residential
Property Area: 15.0002 acres

ADJACENT LAND USES AND ZONING

North – AR & AG zoned residential lots & property
West – Snows Mill Road and AG zoned residential property
South – Apalachee River/County Line
East – AG zoned property

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property is 15.0002 acres and is currently zoned AG with a single-family residence onsite. The property owner is Rosemary F. Franklin. The owner is seeking to rezone of the property from AG to AR to create single-family residential lots. The property could be split into three lots under the current zoning, but lot sizes would need to be a minimum of 5 acres each. However, due to the existing residence onsite and the presence of onsite floodplain and challenging topography, a lot configuration with (2)-2 acre lots and (1)-10 acre lot makes for more desirable and buildable homesites. The proposed rezone would not increase density but simply allow the owner to subdivide the property using the more user-friendly portion of the property.

SITE DESCRIPTION

The property is located on the east side of Snows Mill Road, just north of the Apalachee River and the county line. The Character Area for the property and its surrounding properties is identified as 'Rural Places' according to the Oconee Future Development Map.

The property is primarily wooded. Slopes onsite range from 2 to 25%. The site drains primarily to the south west to the Apalachee River.

PROPOSED USE

The proposed use of the property is for three single-family residential homes. Homes will range in size from approximately 2,000 sf. to 2,400 sf. The proposed architectural design theme is a traditional style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank

siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.

ACCESS

Access will be via a private access drive from Snows Mill Road. A hardship variance accompanies this rezone request since the private access drive does not meet the minimum 40' width, which is an existing lot feature. Also accompanying this request is a special exception variance from the public street frontage requirement, specifically UDC Sec. 1003.09.a(3) allowing residential lots to gain access from an existing street outside of the development and a special exception variance from the required improvements to a private access drive.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	3	47	4	5

WATER SUPPLY

Water will be provided by individual private wells to be located onsite.

SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey map is being prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county health department and state regulations

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

Electricity and data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

Due to the subdivision falling under a major subdivision classification, the subdivision will be governed by the Oconee County Stormwater Ordinance. With the property being very rural and outside the County's Urban development zone, it is anticipated that no further measures will be required for this development.

IMPACT TO SCHOOL SYSTEM

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots proposed.

PROJECT SCHEDULE

Once zoning is approved in approximately November 2021 then site development plans will be created as needed and permitted to begin construction in early 2022. The project will be built in a single phase.

BUFFERS

No buffers are required by the OC-UDC.

SIGNAGE

There is no signage proposed for this subdivision of property.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$2 Million.

REPRESENTATIVE ARCHITECTURE







ZONING IMPACT ANALYSIS

Rezone Consideration Standards

Snows Mill Road Lot Split - Residential Development

A. Consider whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property:

The proposed use and zoning is suitable given the site's location. The property is currently zoned AG for agricultural uses. The property can be administratively split into (3)-5 acre lots. Existing uses and zonings in the immediate vicinity are residential and agricultural. Lots of similar sizes already exist in the vicinity.

B. Consider whether the property to be rezoned has a reasonable economic use as currently zoned:

Under the existing AG zoning classification, the property has a reasonable economic use as currently zoned, although minimal. Residential lots and uses are allowed under the AG zoning classification; however, the property must be rezoned in order to allow the development of the property into a residential subdivision with the proposed lot sizes.

C. Consider 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:

Roads presently serving the site and the general area will experience no impact over what is allowed under current zoning. The project proposes to utilize individual wells and septic systems onsite. There is no increase in density for this request and therefore there is no increase in potential students or population density as a result of this rezone.

(2) Environmental impact:

There is no environmental impact over what would be from the existing zoning class as there is no requested increase in density with this request.

(3) Effect on the existing use, usability and/or value of adjoining property:

No negative effects are anticipated on adjoining property values. Lots of similar sizes already exist in the vicinity.

D. Consider 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 zoned AG since the initiation of zoning classifications in Oconee County. Current trends in this area of the county have been predominantly toward residential developments.

E. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:

The purpose of the requested AR zoning is consistent with the proposed use for the property.

F. Consider 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:

The development patterns in the area have been primarily for residential developments with approved lot splits along Snows Mill Road.

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

The Character Areas Map illustrates the property as Rural Places.

Development strategies include avoiding the inappropriate conversion of undeveloped land into sprawling, residential developments and limiting the development to single-family homesteads on individual (non-subdivision) lots except for large-lot subdivisions and low-density conservation subdivisions in appropriate locations.

Development guidelines within the unincorporated areas of the county include 5 acre tracts.

The property could be split into three lots under the current zoning, but lot sizes would need to be a minimum of 5 acres each. However, due to the existing residence onsite and the presence of onsite floodplain and steep topography, a lot configuration with (2)-2 acre lots and (1)-10 acre lot makes for more desirable and buildable homesites. This would be not be an increase in density from the currently allowed AG density.

Recognizing the Character Areas Map as a guide, and that the Rural Places Character Area development guidelines allow for 1 DU per 5 acre lot splits, then the AR zoning and proposed subdivision, which maintains the character area density, are consistent with the Character Areas Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

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

Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are no sites currently zoned AR that allow residential lots in the immediate area with as much character and appeal as being situated adjacent to the Apalachee River. This feature makes the site unlike any other in the area.

Rezone # P21-0167 - Rosemary F. Franklin

**Tax Parcel #
A-04-002B**

Snows Mill Rd

A-04-002B

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

1:3,000

0 280 560 1,120 1,680 2,240

Feet



Old Snows
Mill Rd

Snows Mill Rd

B-1

AR

AG

AG

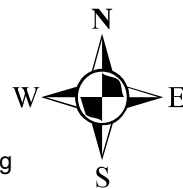
AG

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

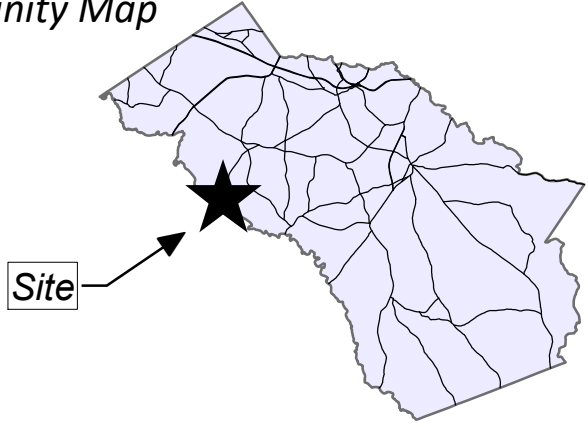
This map is representative of current county zoning
as of October 2021 and should be used for
planning purposes only.



1:2,000

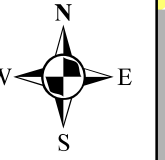
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

0 205 410 820 1,230 1,640 Feet

Old Snows Mill Rd
Snows Mill Rd

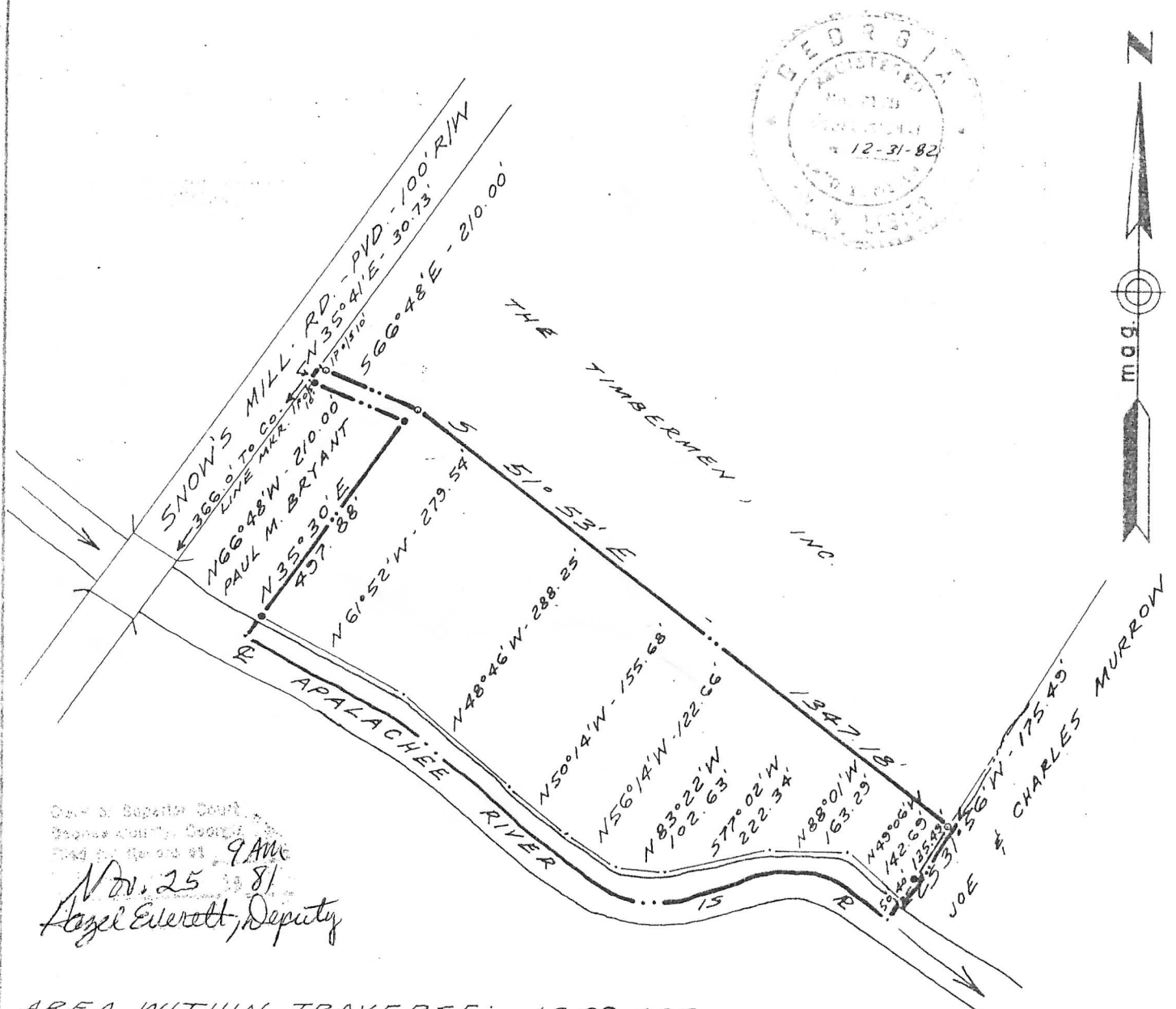
Rural Places

Red Fox Trl

Country Estates

Riverhill Dr

Deer Trl



AREA WITHIN TRAVERSE: 13.09 ACS.
AREA BETWEEN TRAVERSE & R: 1.91 "
TOTAL AREA: 15.00 ACS.

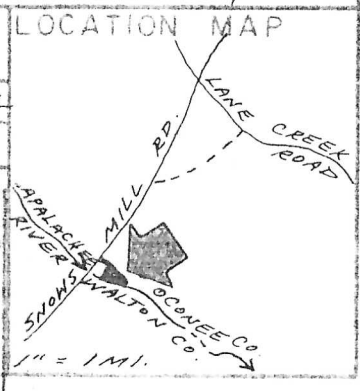
• DENOTES IRON PIN FOUND ° DENOTES IRON PIN SET 10/55

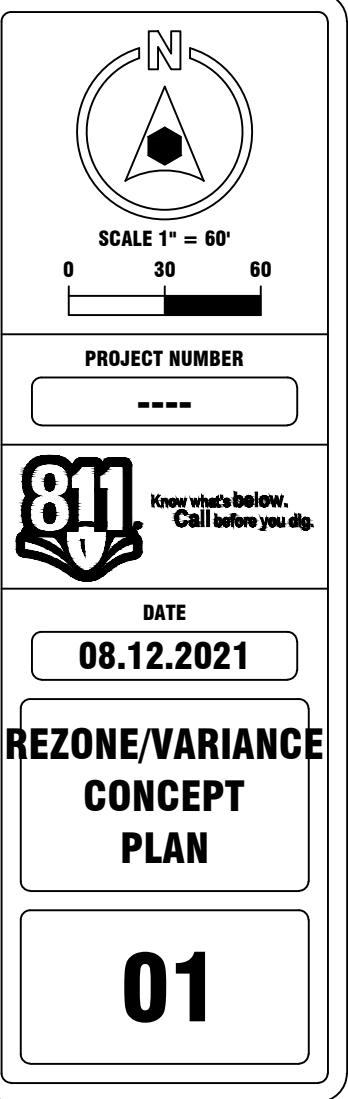
SURVEY FOR:
ROBERT E. EVERETT, JR.

County: OCONEE g.m.d.: 239 State: GEORGIA Drawn: WL
Date: 11-19-81 Scale: 1" = 300' Scale: 150 0 150 300

BARKER & LESTER
FOREST MANAGERS & CONSULTANTS
LAND SURVEYORS
Elberton, Ga. Winterville, Ga.
404-283-6775 404-742-8932

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 7,000 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS ADJUSTED USING NO. RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 7,000 FEET.
N. J. Lester





THERE ARE NO WETLANDS DELINEATED ON SITE

August 25, 2021

To whom it may concern,

I understand that the owner has requested a rezoning from A-1 to AR for parcel A 04002B to allow for

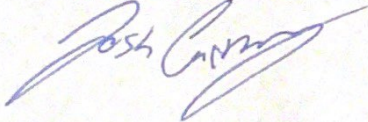
the development of 2 lots of (2+-) acres plus the remainder with the existing house. Said lots will be

developed off a private paved drive. I live on/own property adjacent to this parcel and have no

opposition to this rezoning.

Thank you,

Josh Cartey

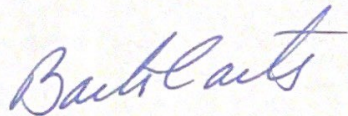
A handwritten signature in blue ink, appearing to read "Josh Cartey", written over the printed name.

August 25, 2021

To whom it may concern,

I understand the owner has requested a rezoning from A-1 to AR for parcel A 04002B to allow for the development of 2 lots of (2+-) acres plus the remainder with the existing house. Said lots will be off a private paved drive. I live on/own property adjacent to this and have no opposition to this rezoning.

Thank you,

A handwritten signature in blue ink, appearing to read "Barton Cartey", with a stylized, cursive script.

Barton Cartey

August 25, 2021

To whom it may concern,

I understand the owner has requested a rezoning from A-1 to AR for parcel A 04002B to allow for the development of 2 lots of (2+-) acres plus the remainder with the existing house. Said lots will be off a private paved drive. I live on property adjacent to this parcel have no opposition to this rezoning.

Thank you,



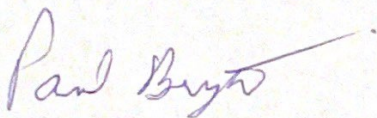
Brent Lovern

August 25, 2021

To whom it may concern,

I understand the owner has requested a rezoning from A-1 to AR for parcel A 04002B to allow for the development of 2 lots of (2+-) acres plus the remainder with the existing house. Said lots will be developed off a private paved drive. I own property adjacent to this parcel and have no opposition to this rezoning.

Thank you,

A handwritten signature in blue ink that reads "Paul Bryant". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

Paul Bryant