

**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 AR (Agricultural Residential District) to AR (Agricultural Residential District) with modifications to rezone #6645 pursuant to an application for rezoning of property owned by John E. Martin Jr. and Angela Smith Martin submitted on November 22, 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 John E. Martin Jr. and Angela Smith Martin on November 22, 2021, requesting a rezone of a ±4.46-acre tract of land located at 1820 Wild Azalea Lane in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. C-02-043LA), 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 AR (Agricultural Residential District) to AR (Agricultural Residential District) with modifications to rezone #6645 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 February 21, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 1, 2022.

ADOPTED AND APPROVED, this 1st day of March, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Absent

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

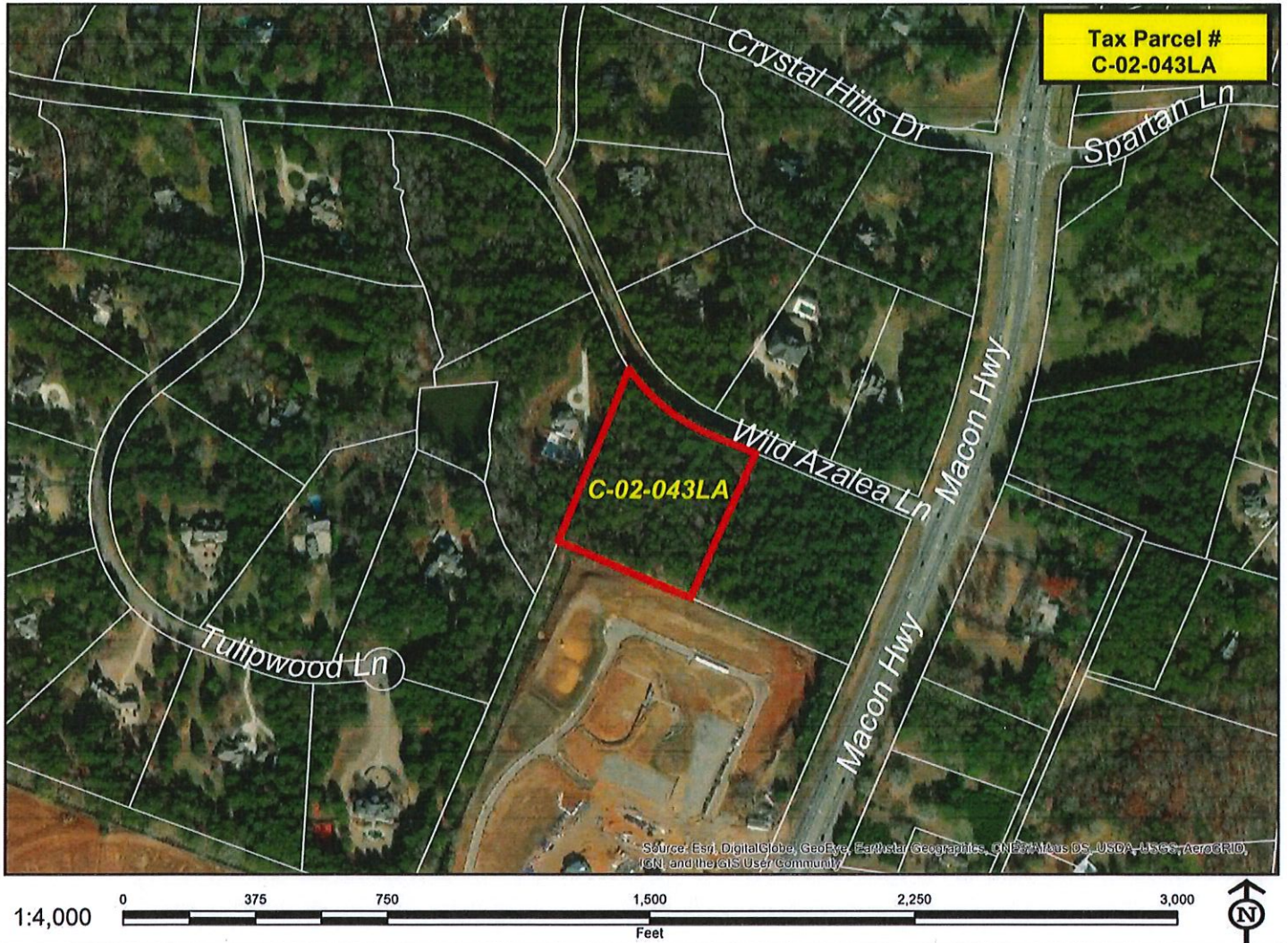
EXHIBIT "A" TO REZONE NO P21-0244

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.

TAX MAP



LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land, situate, lying and being in the 221st District, G.M., Oconee County, Georgia, containing 4.46 acres, more or less, being shown and designated as "Tract 1- 4.46 Acre" according to that certain plat and survey entitled "Administrative Subdivision Plat for: Crystal Hills, LLLP" dated June 4, 2015, prepared by Williams & Associates, John Mark Dunlap, Georgia Registered Surveyor Number 3142, said plat being recorded in Plat Book 38, page 218A, in the Office of the Clerk of Superior Court of Oconee County, Georgia, which said plat and the recording thereof are by reference hereto incorporated herein for a more complete description of the property herein conveyed.

Subject to any and all easements, rights of way, reservations, and restrictions of record, including all matters shown on the above referenced survey, together with those certain Protective Covenants described on Exhibit "A" attached hereto and made a part hereof by reference thereto.

EXHIBIT "A" TO REZONE NO P21-0244

Page 3 of 6

NARRATIVE

Introduction

- Change in Conditions request
- 1820 Wild Azalea Lane, Athens, GA 30606
- Parcel # C 02 043LA
- Zoning District: Unincorporated (District 01)
- Current Use: Residential Lot

Change in Conditions

- Change in Conditions request is to modify the representative architectural images that are referenced in condition 4 of rezone 6645.
- Rezone No. 6645 for Parcel C 02 043L was submitted on May 5, 2015.
- Change in Conditions request specifically related to Page 1 of 5 item 4, regarding specific materials and design elements.
- Further description of "Buildings" on page 2 of 5 calls for predominant exterior materials will be a combination of stone and brick with some cementitious plank and shingle siding accents, with low-maintenance composite trim and ornamentation.
- As of November 22, 2021, applicant is requesting a Change in Conditions for exterior materials to be a combination of cementitious plank, stone, and brick siding, with low-maintenance composite trim and ornamentation.
- The proposed use of the property is a single-family residential dwelling.

Adjacent Properties

- The adjacent properties are single family residential dwellings, and all are zoned for residential use.
- The adjacent residence located at 1788 Wild Azalea Lane, Athens, GA 30606 is predominately cementitious siding as are other residences throughout the subdivision.

Conclusion

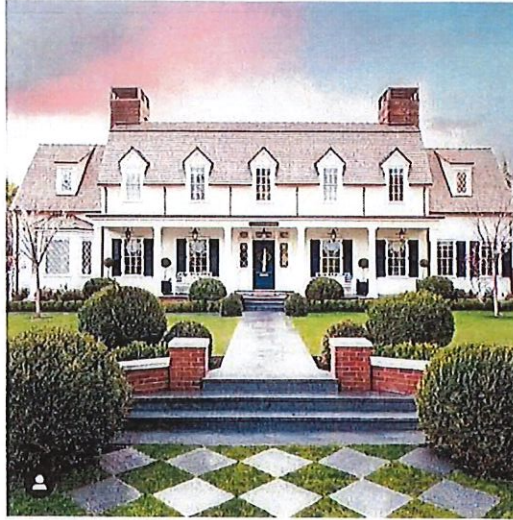
- The design and materials (exterior – cementitious plank and stone) were approved by the Crystal Hills LLLP Architectural Committee on May 12, 2021 as evidenced by the attached letter.
- The building permit was issued/approved based on "altered plans" to use predominately stone and brick with some cementitious plank accents.
- As previously stated, the applicant is requesting a Change in Conditions to condition #4 of Rezone 6645 for exterior materials to be a combination of cementitious plank, stone, and brick siding, with low-maintenance composite trim and ornamentation.
- The property owner will construct an Elevated American Colonial style home (conceptual pictures provided to accompany building plans).

ARCHITECTURAL IMAGES



Front Elevation of "Approved" building plan. Elevation reflects predominant exterior material as brick. Change in Conditions request to use a combination of cementitious plank, stone, and brick siding.

Design Inspiration #1



Design Inspiration #2



CREDIT: SOUTHERN LIVING HOUSE PLANS

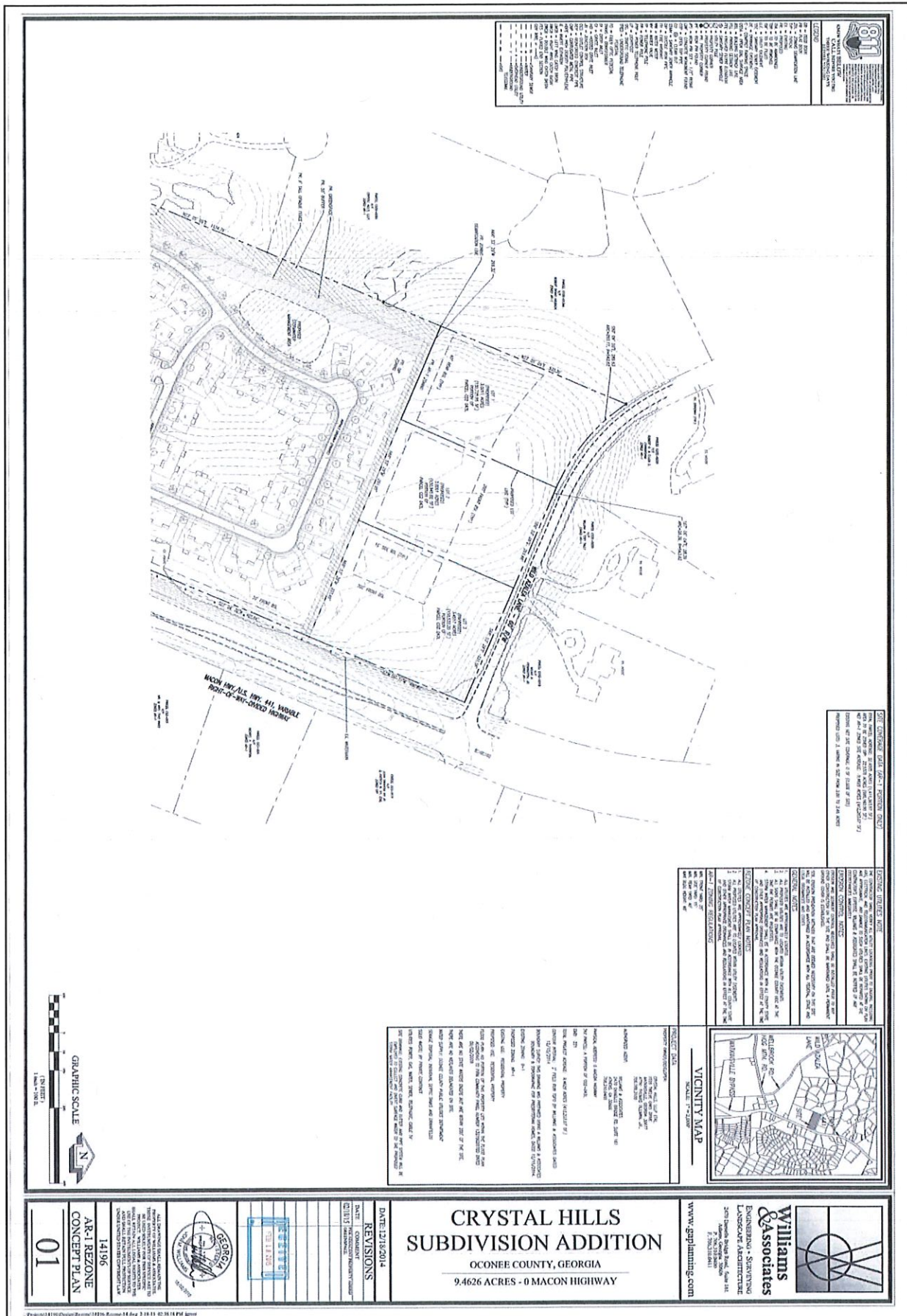
Design Inspiration #3



EXHIBIT "A" TO REZONE NO P21-0244

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CONCEPT PLAN: REZONE #6645





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

REZONE CASE #: P21-0244

DATE: February 4, 2022

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

APPLICANT NAME: John E. Martin Jr. & Angela Smith Martin

PROPERTY OWNER: John E. Martin Jr. & Angela Smith Martin

LOCATION: 1820 Wild Azalea Lane

PARCEL SIZE: ±4.46 acres

EXISTING ZONING: AR (Agricultural Residential District)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Civic Center

ACTION REQUESTED: Rezone the property from AR (Agricultural Residential District) to AR (Agricultural Residential District) in order to modify the architectural sketches approved under previous rezone #6645.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: February 21, 2022

BOARD OF COMMISSIONERS: March 1, 2022

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Architectural Images
- Plat of Survey
- Concept Plan (previously approved concept plan for rezone #6645)



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from B-1 (General Business District) to AR (Agricultural Residential District) on 05/05/2015 for single-family residential development.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential (Crystal Hills Subdivision)	AR (Agricultural Residential District)
SOUTH	Residential (Presbyterian Village)	OIP (Office Institutional Professional District)
EAST	Undeveloped/Residential (Crystal Hills Subdivision)	AR (Agricultural Residential District)
WEST	Residential (Crystal Hills Subdivision)	AR (Agricultural Residential District)

PROPOSED DEVELOPMENT

- The applicant is proposing to modify the architectural sketches that were submitted for rezone #6645, as referenced in rezone condition #4 (see new proposed architectural sketches).
 - *Rezone condition #4: "Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto, paying special attention to the materials and design elements shown in the representative photos."*

PROPOSED TRAFFIC PROJECTIONS

- Traffic projections should not be affected by the present request.

PUBLIC FACILITIES

- Public services, facilities, and infrastructure should not be affected by the present request.

ENVIRONMENTAL

- No 100-year flood plan, jurisdictional wetlands, or state waters are known to exist 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.

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.**
No change in land use is proposed with the request and the property would remain single-family residential. Staff holds that the requested change in architectural standards 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 use 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 proposed changes should have no effect on population density or on community facilities.
 - ii. **Environmental impact;**
The proposed changes should not affect the environmental impact of the project.
 - iii. **Effect on the existing use, usability and/or value of adjoining property.**
The proposed changes should not 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 subject property has remained undeveloped since approval of rezone #6645 in 2015.
- E. **Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The purpose of the AR zoning district is “to allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development” ([UDC Sec. 205.03](#)). No change in proposed use is requested; the proposed zoning modification would remain consistent with the stated purpose of the AR 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 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 Civic Center Character Area as shown on the [2040 Character Areas Map](#). The proposed change in architectural standards do not affect conformity with the Future Development Map nor the Comprehensive Plan.
- H. **The availability of adequate sites for the proposed use in districts that permit such use.**
No change in land use is requested, this standard is not applicable to the request.
-

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.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

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

Applicant

Name: John E. Martin Jr

Address: 295 St. George Dr
Athens, GA 30606 (No P.O. Boxes)

Telephone: 912-682-2599

Email: johnedwardmartinjr@gmail.com

Property Owner

Name: John E. Martin Jr

Address: 295 St. George Dr
Athens, GA 30606 (No P.O. Boxes)

Telephone: 912-682-2599

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: 11/22/2021 Notarized: [Signature]

Property

Location: 1820 Wild Azalea Lane
Athens, GA 30606 (Physical Description)

Tax Parcel Number: C 02 043LA

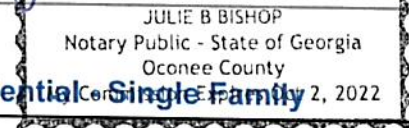
Size (Acres): 4.46 Current Zoning: _____

Future Development Map—Character Area Designation: _____

Use

Current Use: Residential - Single Family

Proposed Use: Residential - Single Family



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 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 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

Narrative

Introduction

- Change in Conditions request
- 1820 Wild Azalea Lane, Athens, GA 30606
- Parcel # C 02 043LA
- Zoning District: Unincorporated (District 01)
- Current Use: Residential Lot

Change in Conditions

- Change in Conditions request related to Rezone No 6645
- Rezone No. 6645 for Parcel C 02 043L was submitted on May 5, 2015.
- Change in Conditions request specifically related to Page 1 of 5 item 4, regarding specific materials and design elements.
- Further description of "Buildings" on page 2 of 5 calls for predominant exterior materials will be a combination of stone and brick with some cementitious plank and shingle siding accents, with low-maintenance composite trim and ornamentation.
- As of November 22, 2021, applicant is requesting a Change in Conditions for exterior materials to be a combination of cementitious plank, stone, and brick siding, with low-maintenance composite trim and ornamentation.
- The proposed use of the property is a single-family residential dwelling.

Adjacent Properties

- The adjacent properties are single family residential dwellings, and all are zoned for residential use.
- The adjacent residence located at 1788 Wild Azalea Lane, Athens, GA 30606 is predominately cementitious siding as are other residences throughout the subdivision.

Conclusion

- The design and materials (exterior – cementitious plank and stone) were approved by the Crystal Hills LLLP Architectural Committee on May 12, 2021 as evidenced by the attached letter.
- The building permit was issued/approved based on "altered plans" to use predominately stone and brick with some cementitious plank accents.
- As previously stated, the applicant is requesting a Change in Conditions for exterior materials to be a combination of cementitious plank, stone, and brick siding, with low-maintenance composite trim and ornamentation.
- The property owner will construct an Elevated American Colonial style home (conceptual pictures provided to accompany building plans).

Oconee County UCD Sec 1202.01

- A. The proposed zoning will permit a use that is suitable in view of existing uses, development, and zoning of nearby property.
 - a. The proposed zoning consideration is to use a combination of cementitious plank, stone, and brick for exterior siding. This is consistent with neighboring properties and most consistent with the adjacent property to the West of the subject property.
- B. The property to be rezoned has a reasonable economic use as currently zoned.
 - a. The current zoning is residential and the proposed zoning is residential. Class R3-Residential
- C. The zoning proposal does not have an immediate impact on health, safety, morals or general welfare of the public with consideration to:
 - a. Population density and effect on community facilities such as streets, schools, water, and sewer. N/A -The consideration is to use a combination of cementitious plank, stone, and brick for exterior siding of a residential home.
 - b. N/A - No environmental impact
 - c. The consideration does not have an impact on the existing use, usability and/or value of adjoining property. The considerations are complementary to the adjacent property and increase the adjacent property value, transforming a wooded lot into a high-end custom built single family residential property.
- D. The property has been vacant as zoned since May 2015. Since that time the property to the West and South of the subject property have been developed for residential use.
- E. The proposed use, related to the construction of a single family residential property, is consistent with the stated purpose of the zoning district which is also residential.
- F. No other conditions are being considered that would require approval or disapproval.
- G. The proposed use conforms with the Oconee County Comprehensive Plan.
- H. N/A - This request pertains to a single site which is 4.46 acres located at 1820 Wild Azalea Lane within the Crystals Hills subdivision.

Rezone # P21-0244 - John E. Martin Jr. and Angela Martin

Tax Parcel #
C-02-043LA

C-02-043LA

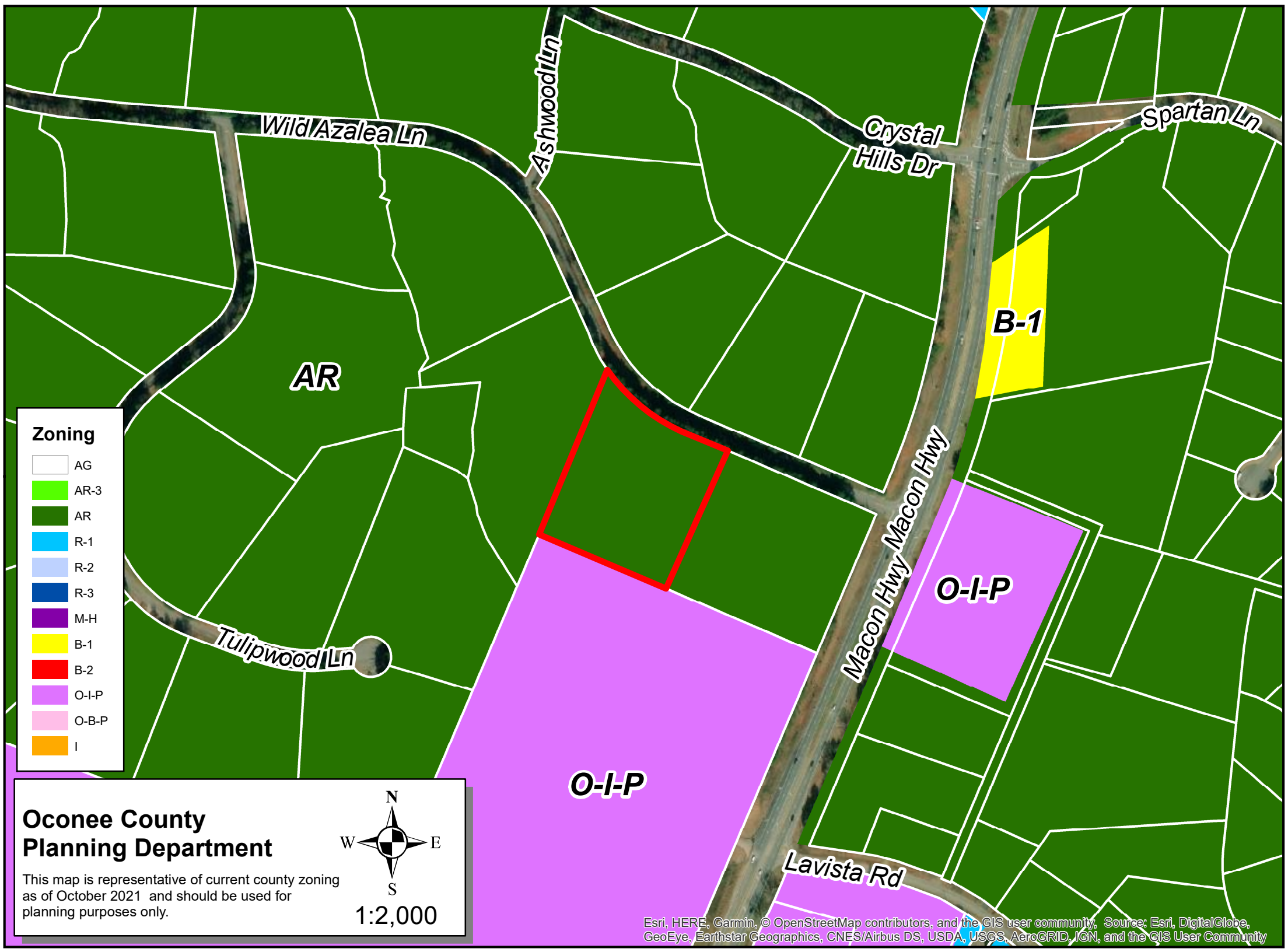
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:4,000

0 375 750 1,500 2,250 3,000

Feet



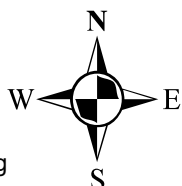


Zoning

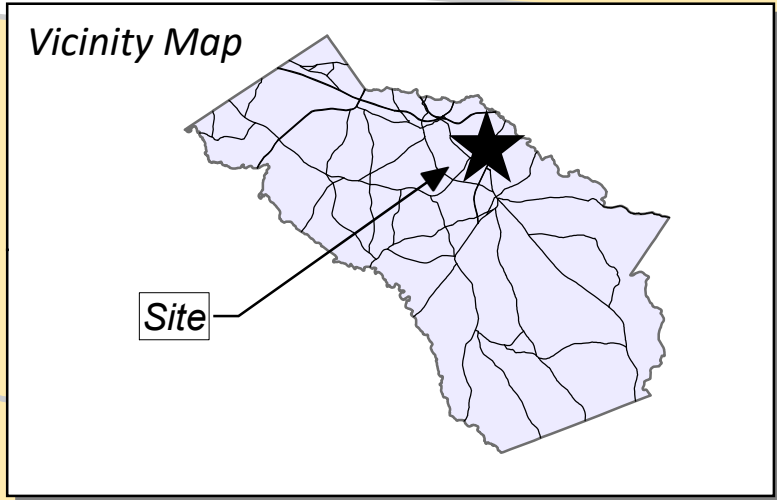
- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

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

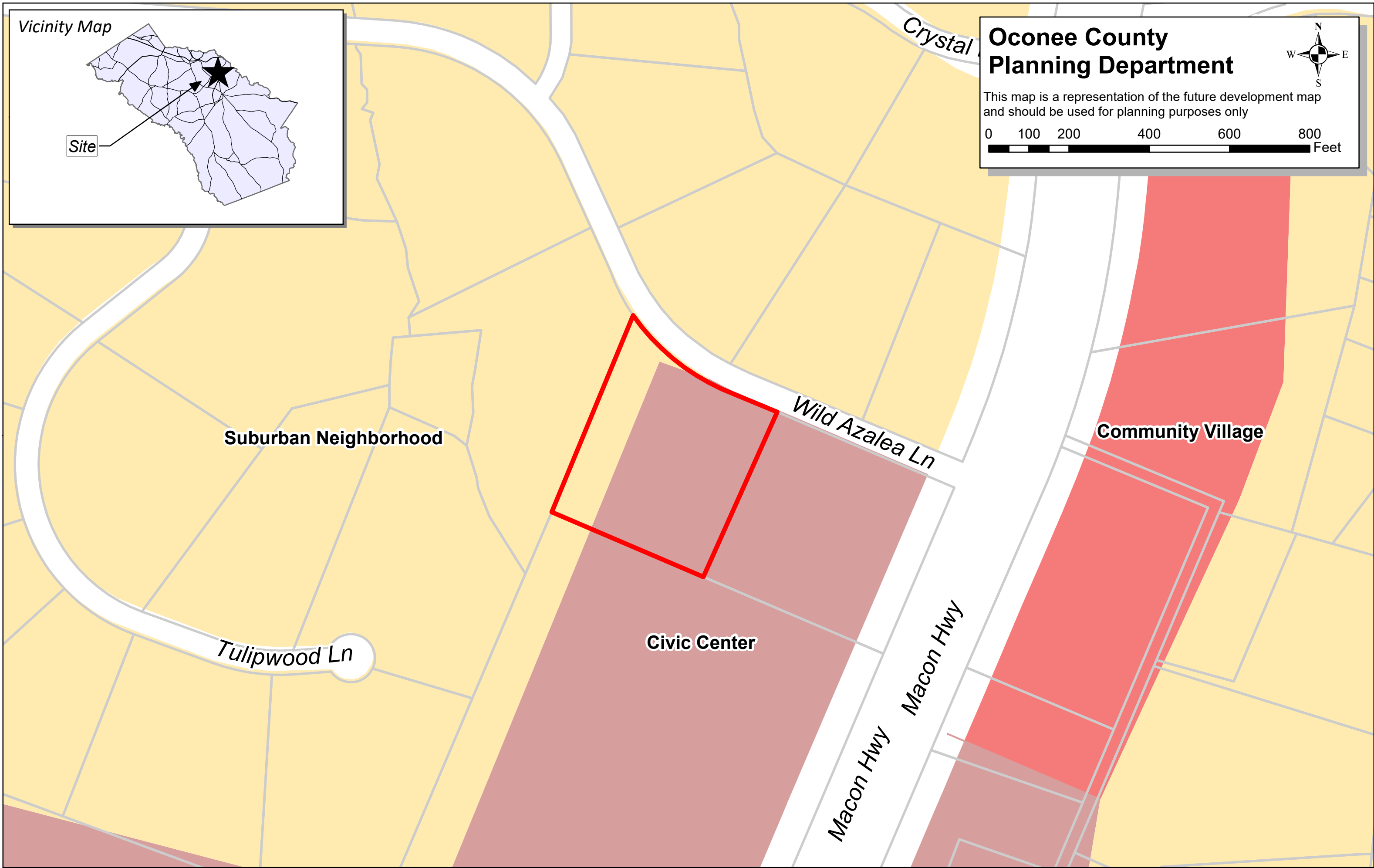


Oconee County Planning Department

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

0 100 200 400 600 800 Feet

A north arrow pointing up, with N, S, E, and W labels. Below it is a scale bar with markings for 0, 100, 200, 400, 600, and 800 feet.



John Edward Martin Jr
1820 Wild Azalea Lane, Athens, GA 30606
Pictures and Renderings



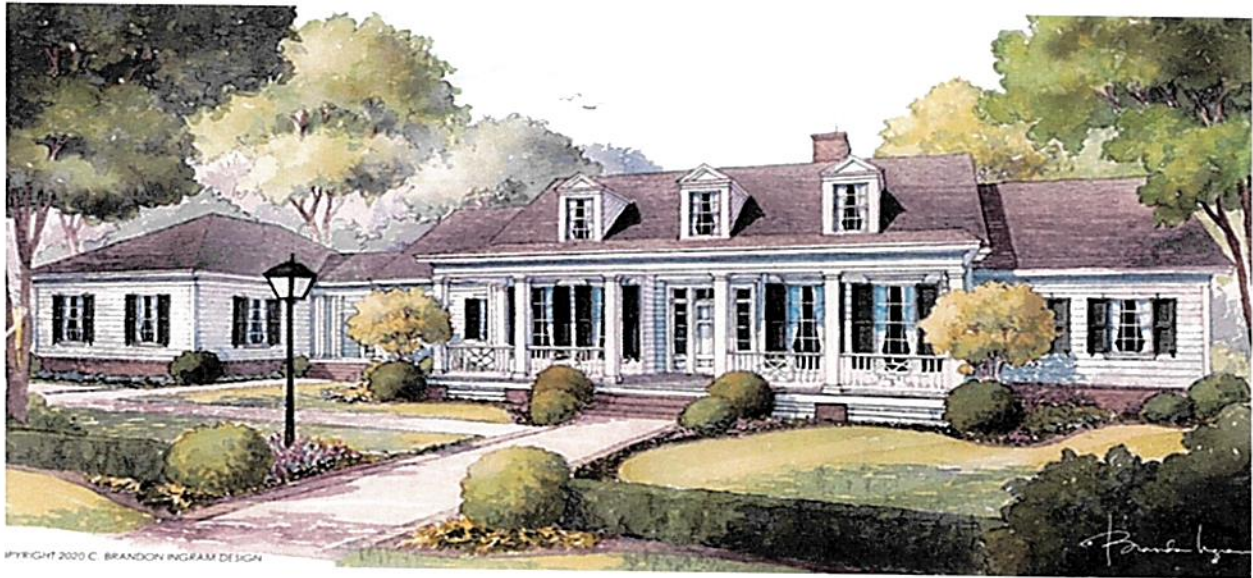
Front Elevation of "Approved" building plan. Elevation reflects predominant exterior material as brick. Change in Conditions request to use a combination of cementitious plank, stone, and brick siding.

Design Inspiration #1



John Edward Martin Jr
1820 Wild Azalea Lane, Athens, GA 30606
Pictures and Renderings

Design Inspiration #2



CREDIT: SOUTHERN LIVING HOUSE PLANS

Design Inspiration #3





FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TOPCON 1203 TOTAL STATION INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 80,437 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN COMPUTED FOR CLOSURE AND FOUND TO HAVE AN ACCURACY PRECISION RATIO OF ONE PART IN 127,380

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE, AND IS REFERENCED TO THE 1983 NORTH AMERICAN DATUM (NAD 83) USING ON-SITE GPS OBSERVATIONS, NETWORK GPS SOLUTION AND A TOPCON HIFER LITE+ RECEIVER.

ALL IRON PINS FOUND OR SET ARE 1/2" RE-BAR, UNLESS NOTED OTHERWISE

REFERENCES:

- "SURVEY FOR J.B. DOLVIN," BY BEN MCLEROY AND ASSOCIATES, DATED 04-24-1972, AND RECORDED IN PLAT BOOK 4 PAGE 34
- "SURVEY OF MR C.O. PARSONS PROPERTY," BY DANNER AND HUDSON, DATED SEPTEMBER 1946, AND RECORDED IN PLAT BOOK 1 PAGE 76
- FINAL PLAT FOR CRYSTAL HILLS - PHASE FIVE, BY BEN MCLEROY AND ASSOCIATES, DATED 08-31-1995, AND RECORDED IN PLAT BOOK 24 PAGE 253

SURVEYOR'S CERTIFICATE/
FLOOD CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNITED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO
FLOOD INSURANCE RATE MAP NUMBER 13219C0070D DATED 09/02/2009 AS
SHOWN ON THE PLAT

BY: JOHN MARK DUNLAP (CA RLS #3142) WILLIAMS & ASSOCIATES
2470 DANIELLS BRIDGE ROAD, ATHENS, GA 30606 - (706) 310-0400

LEGEND

B.S.L. = BUILDING SETBACK LINE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
OTP = OPEN TOP PIPE
POB = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
TPOB = TRUE POINT OF BEGINNING
○ = PROPERTY CORNER
● = PROPERTY CORNER FOUND

Exempt under the provisions of Section 1215 b
of the United Development Code of Oconee
County, Georgia.

Date: **AUG 14 2015**

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER'S NAME: CRYSTAL HILLS, LLLP
P.O. BOX 1308, ATHENS, GA 30601

OWNER'S SIGNATURE: Joseph E. Tiller DATE: 8/5/15
General Partner

HEALTH DEPARTMENT CERTIFICATION

THE LOTS SHOWN HAVE BEEN REVIEWED BY J. DOONEE, COUNTY HEALTH DEPARTMENT AS NOTED IN EACH LOT OF THE PLAT AND PLAT LEGEND. THE REVIEW PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

SOURCE: _____ DATE: _____

TITLE: _____

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOT/TRACTS, OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR EITHER ON-SITE WATER SUPPLY (WELLS) NOR FOR ON-SITE SEWAGE MANAGEMENT (SEPTIC). THE BORROWER, PURCHASER, LENDER, HEIRS, ASSIGNS, OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE ACQUIRING ANY VESTED INTERESTS IN THE SUBJECT PROPERTY.



ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniells Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.0400
F. 706.310.0411

www.gaplanning.com

**Williams
& Associates**

ADMINISTRATIVE SUBDIVISION PLAT FOR:

CRYSTAL HILLS, LLLP

SCALE:	GMD: 221
1" = 100'	PROJECT NO: 14196
LAST DATE OF FIELD WORK: 03/10/2015	
DATE OF PLAT: 06/04/2015	

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS IN THE GEORGIA PLAT ACT O.C.G.A. 15-5-62





KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
THREE WORKING DAYS
BEFORE YOU DIG

LEGEND

DB = DEED BOOK
PB = PLAT BOOK
ZOL = ZONING DEMARCATION LINE
TYP = TYPICAL
EX = EXISTING
PR = PROPOSED
TBA = TO BE ABANDONED
TBR = TO BE REMOVED
TBF = TO BE FILLED
U.E. = UTILITY EASEMENT
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
C = COMPACT PARKING SPACE
OSSA = OPEN SOIL SURFACE AREA
BSL = BUILDING SETBACK LINE
PSL = PARKING SETBACK LINE
FTE = FINISHED FLOOR ELEVATION
S = SANITARY SEWER MANHOLE
U = UTILITY POLE
PC = PROPERTY CORNER
PP = PROPERTY CORNER
PF = IRON PIN FOUND
PS = IRON PIN SET - 1/2" REBAR
CMF = CONCRETE MONUMENT FOUND
OTF = OPEN TOP PIPE
CO = CLEAN OUT
SSMH = SANITARY SEWER MANHOLE
DIP = DUCTILE IRON PIPE
FH = FIRE HYDRANT
WM = WATER METER
WV = WATER VALVE
TP = TELEPHONE POLE
PP = POWER POLE
PTP = POWER TELEPHONE POLE
LP = LIGHTPOST
SIG = TRAFFIC SIGNAL
TPEL = UNDERGROUND TELEPHONE
PEDESTAL
FO = FIBER OPTIC PEDESTAL
TRANS = TRANSFORMER
DI = DROP INLET
GI = GRATE INLET
HGI = HOODED GRATE INLET
JB = JUNCTION BOX
OCS = OUTLET CONTROL STRUCTURE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
HDPE = HIGH DENSITY POLYETHYLENE
E = INVERT ELEVATION
LWCB = LEFT WING CATCH BASIN
RWCB = RIGHT WING CATCH BASIN
DWCB = DOUBLE WING CATCH BASIN
FES = FLARED END SECTION
SDV WIRE = ---
--- SS --- = SANITARY SEWER
--- W --- = WATER
--- P --- = UNDERGROUND UTILITY
--- O --- = OVERHEAD UTILITY
--- T --- = UNDERGROUND
--- G --- = TELECOMM.
--- GS --- = GAS



SITE COVERAGE DATA (AR-1 PORTION ONLY)

TOTAL PARCEL ACREAGE: 32.4005 ACRES (1,411,363.97 SF)
AREA TO BE ZONED OIP: 22.9376 ACRES (999,160.90 SF)
NET AR-1 ZONED SITE ACREAGE: 9.4629 ACRES (412,203.07 SF)
EXISTING NET SITE COVERAGE: 0 SF (0.00% OF SITE)
PROPOSED LOTS: 3, VARYING IN SIZE FROM 3.00 TO 3.46 ACRES

EXISTING UTILITIES NOTE

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL AND TELECOMMUNICATION LINES. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. WILLIAMS & ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.

SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.

GENERAL NOTES

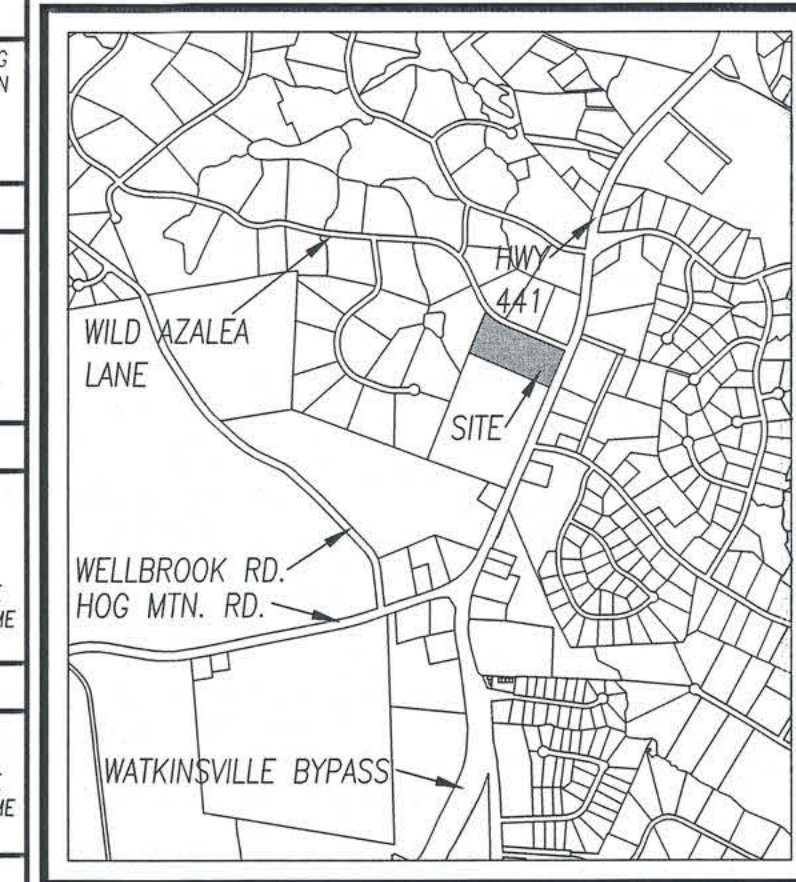
1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCEANEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
4. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

REZONE CONCEPT PLAN NOTES

1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

AR-1 ZONING REGULATIONS

MIN. FRONT YARD: 35'
MIN. SIDE YARD: 15'
MIN. REAR YARD: 40'
MAX. BLDG HEIGHT: 40'



VICINITY MAP

SCALE: 1" = 2,000'

PROJECT DATA

PROPERTY OWNER/DEVELOPER:

CRYSTAL HILLS, LLLP ETAL
1025 TWELVE OAKS DRIVE
WATKINSVILLE, GEORGIA 30677
ATTN: THOMAS TILLMAN, JR.
706.769.3100

AUTHORIZED AGENT:

WILLIAMS & ASSOCIATES
2470 DANIELS BRIDGE RD. SUITE 161
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 0 MACON HIGHWAY

TAX PARCEL: A PORTION OF C02-043L

GMD: 221

TOTAL PROJECT ACREAGE: 9.4629 ACRES (412,203.07 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY WILLIAMS & ASSOCIATES DATED 12/15/2014.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A WILLIAMS & ASSOCIATES BOUNDARY & TOPOGRAPHIC FOR PRESBYTERIAN HOMES, DATED 12/15/2014.

EXISTING ZONING: B-1

PROPOSED ZONING: AR-1

EXISTING USE: RESIDENTIAL PROPERTY

PROPOSED USE: RESIDENTIAL PROPERTY

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C00700 DATED 09/02/2009.

THERE ARE NO STATE WATERS ONSITE BUT ARE WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

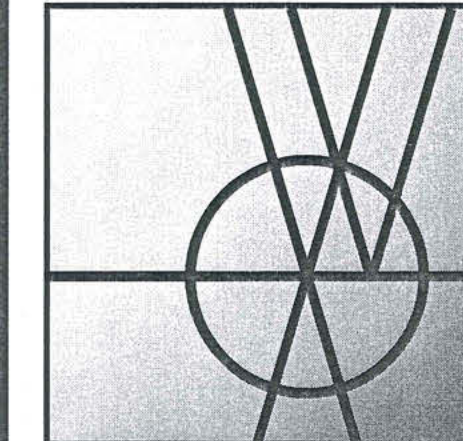
WATER SUPPLY: OCEANEE COUNTY PUBLIC UTILITIES DEPARTMENT

SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS

SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: EXISTING CONCRETE CURB AND GUTTER AND PIPE SYSTEM WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.



Williams & Associates

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P: 706.310.0400
F: 706.310.0411

www.gaplaning.com

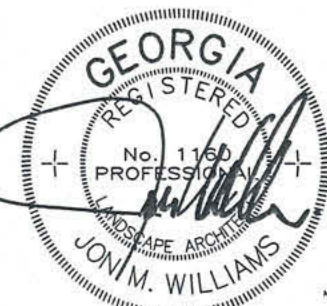
CRYSTAL HILLS SUBDIVISION ADDITION

OCEANEE COUNTY, GEORGIA
9.4626 ACRES - 0 MACON HIGHWAY

DATE: 12/18/2014

REVISIONS

DATE	COMMENT
02/18/15	PER ADJACENT PROPERTY ADDED GREENSPACE.



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

14196

AR-1 REZONE
CONCEPT PLAN

01

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.