

**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 James Mark Childers submitted on February 16, 2022.

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 Chris Cagle on February 16, 2022, requesting a rezone of a ±4.62-acre tract of land located at 1211 & 1191 Dove Creek Road in the 224th G.M.D., Oconee County, Georgia, (tax parcel no. A-01-016 and A-01-016A), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 April 18, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 3, 2022.

ADOPTED AND APPROVED, this 3rd day of May, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

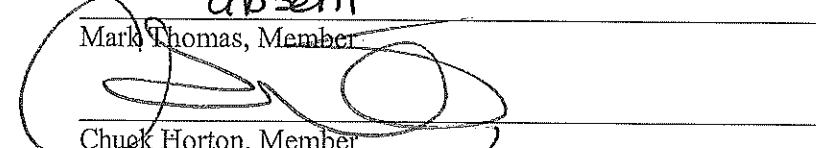
BY:

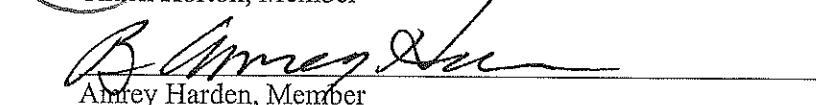

John Dantell, Chairman

ATTEST:


Holly Stephenson
Clerk, Board of Commissioners


absent
Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

EXHIBIT "A" TO REZONE NO P22-0030

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

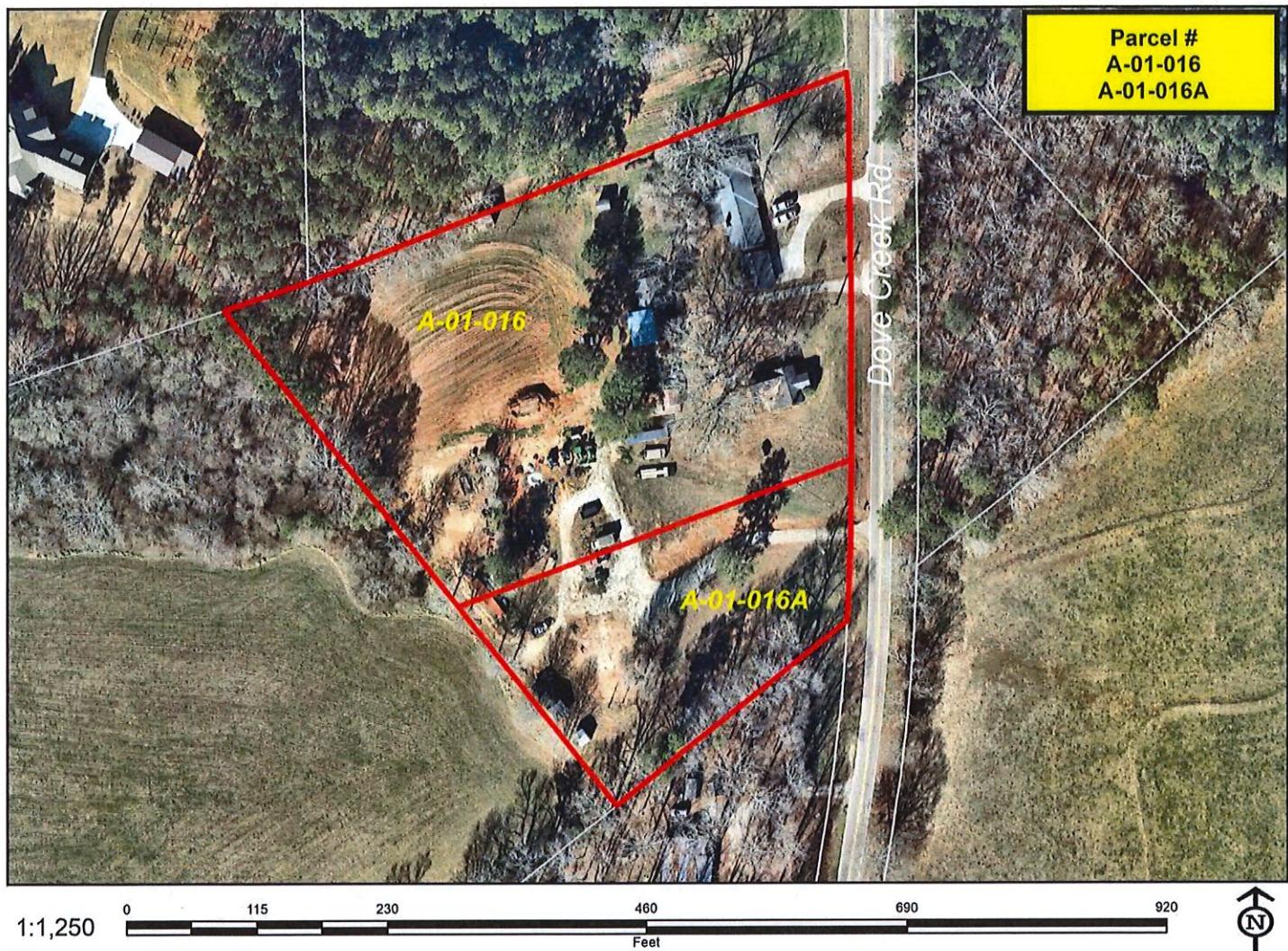


EXHIBIT "A" TO REZONE NO P22-0030
Page 2 of 6

LEGAL DESCRIPTION

Legal Description Tract 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in G.M.D. 224 of Oconee County, Georgia and being more particularly described as follows;

To find THE TRUE POINT OF BEGINNING, begin at the intersection of the Northeasterly right-of-way of Hebron Church Road and the Westerly right-of-way of Dove Creek Road; Thence along the Westerly right-of-way of Dove Creek Road in a Northeasterly direction a total distance of 1,999 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE South 72 degrees 33 minutes 36 seconds West for a distance of 59.84 feet to a point;

THENCE South 82 degrees 28 minutes 54 seconds West for a distance of 374.87 feet to a point;

THENCE North 40 degrees 08 minutes 06 seconds West for a distance of 179.20 feet to a point;

THENCE North 67 degrees 29 minutes 40 seconds East for a distance of 77.55 feet to a point;

THENCE North 67 degrees 29 minutes 40 seconds East for a distance of 500.84 feet to a point;

THENCE South 01 degrees 59 minutes 05 seconds East for a distance of 111.18 feet to a point;

THENCE South 02 degrees 00 minutes 53 seconds East for a distance of 87.66 feet to a point;

THENCE South 01 degrees 50 minutes 09 seconds East for a distance of 92.74 feet to a point;

Said point being THE TRUE POINT OF BEGINNING.

Having an area of 114,148.75 Square Feet, 2.620 Acres

Legal Description Tract 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in G.M.D. 224 of Oconee County, Georgia and being more particularly described as follows;

To find THE TRUE POINT OF BEGINNING, begin at the intersection of the Northeasterly right-of-way of Hebron Church Road and the Westerly right-of-way of Dove Creek Road; Thence along the Westerly right-of-way of Dove Creek Road in a Northeasterly direction a total distance of 1,798 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE South 50 degrees 06 minutes 41 seconds West for a distance of 242.12 feet to a point;

THENCE North 40 degrees 08 minutes 06 seconds West for a distance of 378.88 feet to a point;

THENCE North 82 degrees 28 minutes 54 seconds East for a distance of 374.87 feet to a point;

THENCE North 72 degrees 33 minutes 36 seconds East for a distance of 59.84 feet to a point;

THENCE South 01 degrees 10 minutes 00 seconds East for a distance of 51.06 feet to a point;

THENCE South 01 degrees 22 minutes 07 seconds East for a distance of 42.00 feet to a point;

THENCE along a curve to the right having a radius of 1639.71 feet, an arc length of 108.36 feet, being subtended by a chord bearing of South 00 degrees 24 minutes 51 seconds West for a distance of 108.34 feet to a point; Said point being THE TRUE POINT OF BEGINNING.

Having an area of 87,352.92 Square Feet, 2.005 Acres

Legal Description Tract 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in G.M.D. 224 of Oconee County, Georgia and being more particularly described as follows;

To find THE TRUE POINT OF BEGINNING, begin at the intersection of the Northeasterly right-of-way of Hebron Church Road and the Easterly right-of-way of Dove Creek Road; Thence along the Easterly right-of-way of Dove Creek Road in a Northeasterly direction a total distance of 1,915 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE along a curve to the left having a radius of 1719.71 feet, an arc length of 33.70 feet, being subtended by a chord bearing of North 00 degrees 54 minutes 54 seconds West for a distance of 33.70 feet to a point;

THENCE North 01 degrees 22 minutes 07 seconds West for a distance of 41.78 feet to a point;

THENCE North 01 degrees 10 minutes 00 seconds West for a distance of 60.36 feet to a point;

THENCE North 01 degrees 54 minutes 26 seconds West for a distance of 84.42 feet to a point;

THENCE North 02 degrees 00 minutes 53 seconds West for a distance of 87.72 feet to a point;

THENCE North 01 degrees 56 minutes 02 seconds West for a distance of 132.31 feet to a point;

THENCE South 80 degrees 24 minutes 06 seconds East for a distance of 144.47 feet to a point;

THENCE South 71 degrees 31 minutes 17 seconds East for a distance of 136.55 feet to a point;

THENCE South 67 degrees 37 minutes 14 seconds East for a distance of 120.31 feet to a point;

THENCE South 48 degrees 32 minutes 44 seconds West for a distance of 493.78 feet to a point;

Said point being THE TRUE POINT OF BEGINNING.

Having an area of 87,288.76 Square Feet, 2.004 Acres

EXHIBIT "A" TO REZONE NO P22-0030

Page 3 of 6

NARRATIVE

Introduction

The subject property referenced in the rezoning request is known as Tax Parcel Nos. A 01 016 approx 3.425 acres & A 01 016A approx. 1.2 acres, currently owned by James Mark Childers. The current owner and Chris Cagle(applicant) have a contract executed to allow Mr. Cagle to purchase proposed Tract #2 - 1191 Dove Creek Rd, pending approval of this rezoning request. This property is currently zoned AG , and the owner and applicant would like to rezone the parcels referenced to AR (Agricultural Residential District). The current future use overlay reflects Country Estates. Northeast Land Surveyors has designed a concept plan for Chris Cagle and the rezoning request has been submitted

The Site

The site is located on the northwest side of Dove Creek Rd, North of Hebron Church Road and South of Dove Creek SD in Oconee County, Georgia. The property is comprised of 2 parcels containing 4.625 acres, of which we are proposing an increase the size of Tract 2. The proposed 2.0-acres will be the site of a single-family residence. The property is currently zoned AG.

*North – Parcel No. A 01 013FB (AR-3) – Kevin & Regina Cann - Residential Home
East – Dove Creek Rd - A 01 016B (AG) - James Mark Chiders - 2 Acre Lot
South – Parcel No. A 01 026B (AG) – John & Jennifer Tiner Resl. Home on ~1.2 Acres
West – A 01F 001 - Traci L. Britt - 37 Acres Zoned AR- Undeveloped*

The Development

The developer/applicant proposes to build a single-family residence (approximately 2,908 sf) on the proposed 2.005 acre property referenced as Tract 2. The residence will feature an attached three-car garage, hard plank siding and craftsman exterior trim features.

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

General Cost to build the subject property ranges from \$225-\$275 per square foot with an anticipated value ranging from \$750,000-\$850,000

Buffers / Setbacks

The proposed plat for the 2.005-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 AG are defined as: front building setback = 40 feet, side building setbacks = 15 feet, and rear building setback = 40 feet.

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.

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.

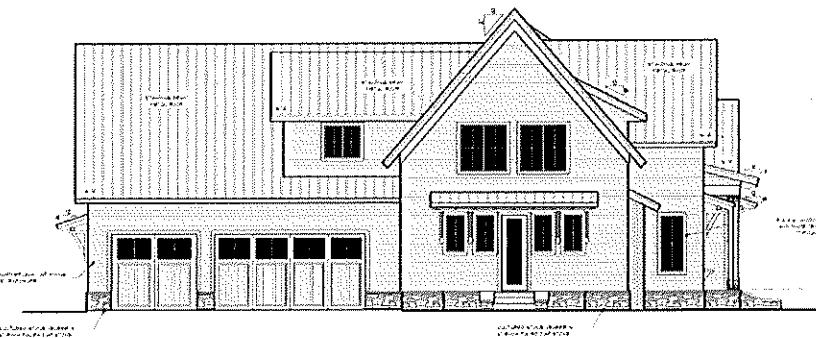
Type of Ownership

The project will be privately owned.

EXHIBIT "A" TO REZONE NO P22-0030

Page 4 of 6

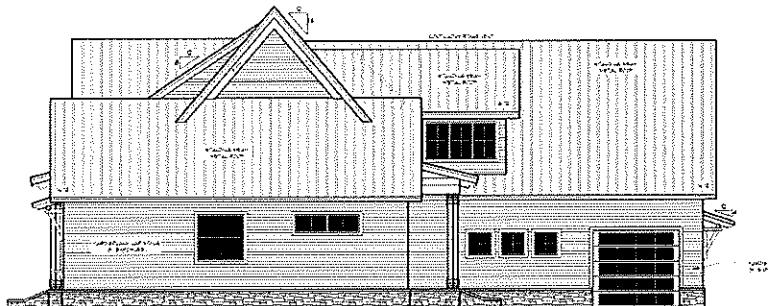
ARCHITECTURAL IMAGES



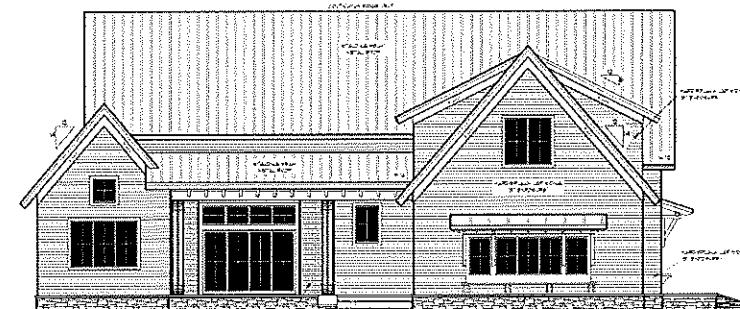
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



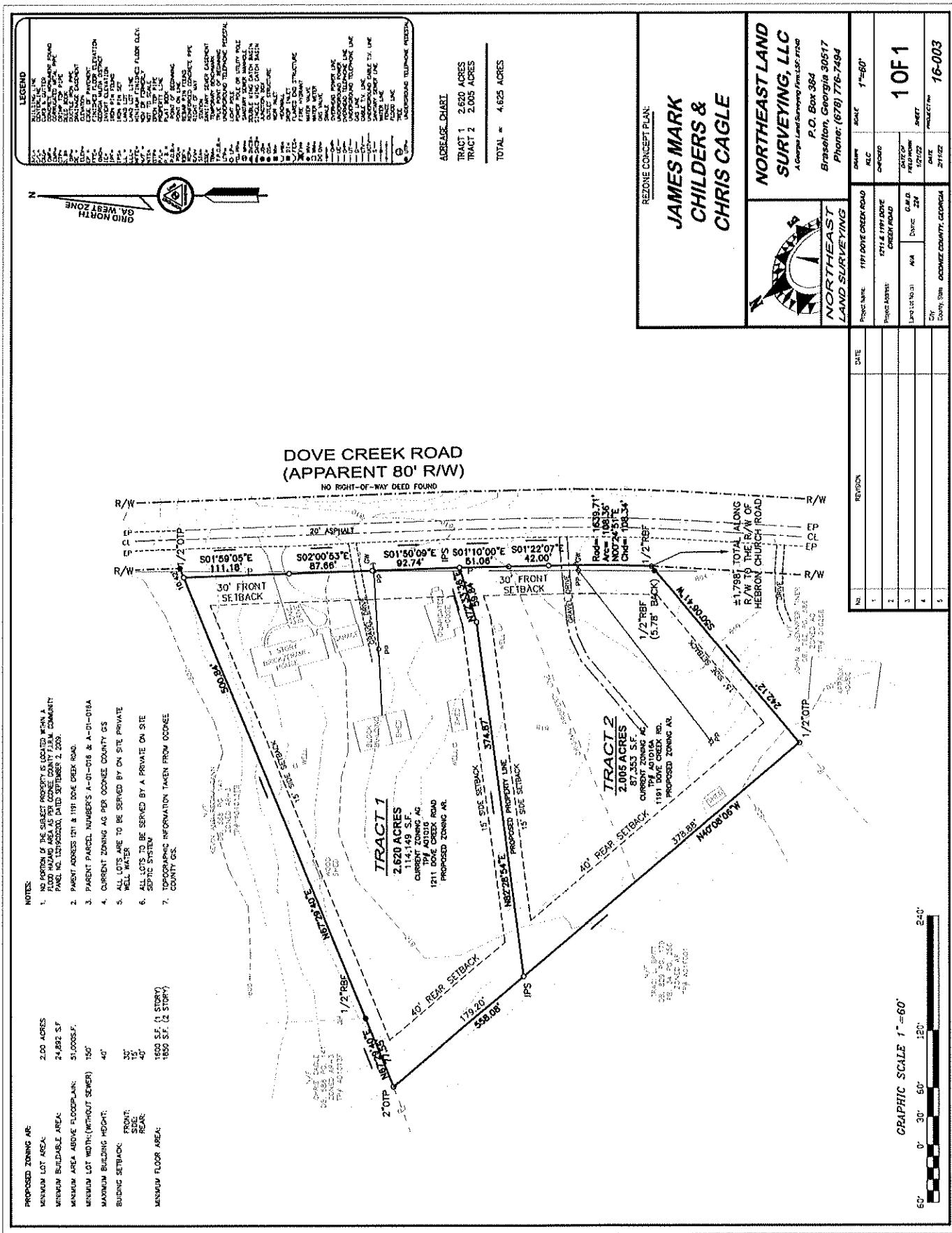
REAR ELEVATION

© Royal Oak Design, Inc. The use of these plans and specifications is the responsibility of the designer and any reprinting or publication by any third party is a violation of copyright. Printed and Published by Royal Oak Design, Partnership of the Design Office, and Oak Building & Supply with Royal Oak Design.

EXHIBIT "A" TO REZONE NO P22-0030

Page 6 of 6

CONCEPT PLAN





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

REZONE CASE #: P22-0030

DATE: April 8, 2022

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

APPLICANT NAME: Chris Cagle

PROPERTY OWNER: James Mark Childers

LOCATION: 1211 & 1191 Dove Creek Road;
A-01-016 and A-01-016A

PARCEL SIZE: ± 4.62 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone the property from AG (Agricultural District) to AR (Agricultural Residential District) in order to move the interior lot line, resulting in two ± 2.00 acre lots.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: April 18, 2022

BOARD OF COMMISSIONERS: May 3, 2022

ATTACHMENTS:

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Both parcels have been zoned AG since the original adoption of the zoning map in 1968.
- Three single-family residences were built on parcel A-01-016 in 1940, 1960, and 1970, respectively.
- A detached garage was built on A-01-016 in 2008.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential	AR-3 (Agricultural Residential Three-Acre District)
SOUTH	Single-family residential	AG (Agricultural District)
EAST	Vacant/undeveloped/pasture	AG(Agricultural District)
WEST	Pasture	AR (Agricultural Residential District)

PROPOSED DEVELOPMENT

- The applicant proposes to move the interior lot line that divides the two parcels, thereby reducing the acreage of parcel A-01-016 from 3.42 acres to 2.00 acres, increasing the acreage of parcel A-01-016A from 1.2 acres to 2.00 acres, and bringing both lots into compliance with the UDC. No new lots are proposed.

PROPOSED TRAFFIC PROJECTIONS

- No new lots are proposed and therefore no additional traffic impacts are anticipated should the zoning request be approved.

PUBLIC FACILITIES

Water:

- Both lots would be served by an individual on-site well.

Sewer:

- Both lots would be served by a private on-site septic system.

Roads:

- Both lots would utilize existing driveways off of Dove Creek Road.

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.

Nearby lots are predominantly zoned AG, AR-3, or AR and range from 2-5 acre residential lots to agricultural tracts of 20 acres or larger. Primary land uses in the area are agricultural and single family residential. Staff holds that the proposed residential lots are suitable view of the existing nearby development and zoning.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has a reasonable economic use for agricultural and residential uses 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;

No change in demand for community facilities is anticipated as two lots currently exist and no increase in density is proposed.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on the site.

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

The proposed lots are in keeping with surrounding uses and are 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 subject property is not currently vacant; this standard is not applicable to the present case.

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 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 Country Estates Character Area ([2040 Character Areas 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](#)). 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 AR-zoned properties exist in the County that would permit the requested residential use and 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.



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: Chris Cagle
 Address: 1243 Dove Creek Rd.
(No P.O. Boxes)
Winder GA 30680

Telephone: 678-859-6138

Email: chris.cagle.78@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: Ch. Cagle Date: 04/14/21

Property

Location: 1191 & 1211 Dove Creek Rd.
(Physical Description)
Winder GA 30680

Tax Parcel Number: A01 016A

Size (Acres): 4.625 Current Zoning: AG

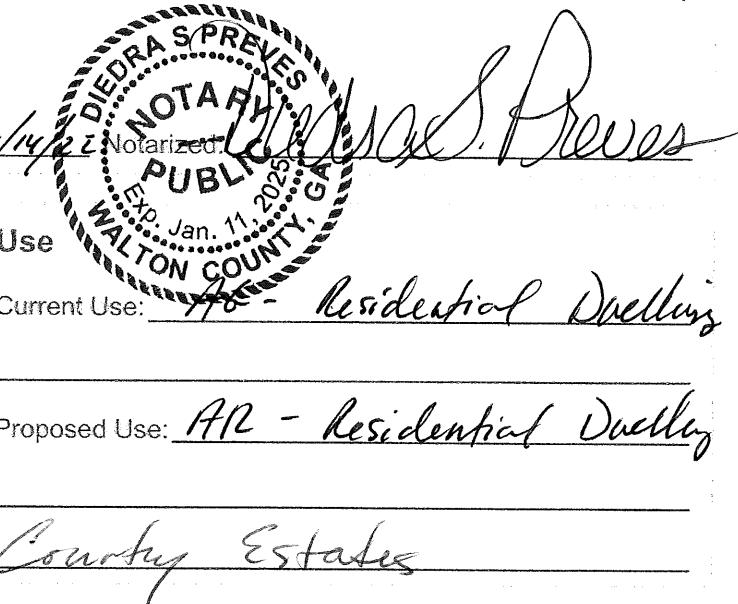
Future Development Map—Character Area Designation: Country Estates

Property Owner

Name: James Mark Childeus
 Address: 1211 Dove Creek Rd.
(No P.O. Boxes)
Winder GA 30680

Telephone: _____

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)



Current Use: AG - Residential Dwelling

Proposed Use: AR - Residential Dwelling

Attachments (check all that apply)

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

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: _____	
	<input type="checkbox"/> Approval	<input type="checkbox"/> With Conditions	<input type="checkbox"/> Denial
	Board of Commissioners	Date: _____	
	<input type="checkbox"/> Approved	<input type="checkbox"/> With Conditions	<input type="checkbox"/> Denied

Request for Rezone

For

James Mark Childers

Tax Parcel Nos. A 01 016 & A 01 016A

Oconee County, Georgia

Prepared for:

Chris Cagle

February 25,2022

Table of Contents

Introduction	3
The Development	3
Buffers / Setbacks	3
Traffic	4
Water Supply	4
Sewage Disposal	4
Solid Waste	4
Schools	4
Type of Ownership	4

Introduction

The subject property referenced in the rezoning request is known as Tax Parcel Nos. A 01 016 approx 3.425 acres & A 01 016A approx. 1.2 acres, currently owned by James Mark Childers. The current owner and Chris Cagle(applicant) have a contract executed to allow Mr. Cagle to purchase proposed Tract #2 - 1191 Dove Creek Rd, pending approval of this rezoning request. This property is currently zoned AG , and the owner and applicant would like to rezone the parcels referenced to AR (Agricultural Residential District). The current future use overlay reflects Country Estates. Northeast Land Surveyors has designed a concept plan for Chris Cagle and the rezoning request has been submitted

The Site

The site is located on the northwest side of Dove Creek Rd, North of Hebron Church Road and South of Dove Creek SD in Oconee County, Georgia. The property is comprised of 2 parcels containing 4.625 acres, of which we are proposing an increase the size of Tract 2. The proposed 2.0-acres will be the site of a single-family residence. The property is currently zoned AG.

North – Parcel No. A 01 013FB (AR-3) – Kevin & Regina Cann - Residential Home
East – Dove Creek Rd - A 01 016B (AG) - James Mark Chiders - 2 Acre Lot
South – Parcel No. A 01 026B (AG) – John & Jennifer Tiner Resi. Home on ~1.2 Acres
West – A 01F 001 - Traci L. Britt - 37 Acres Zoned AR- Undeveloped

The Development

The developer/applicant proposes to build a single-family residence (approximately 2,908 sf) on the proposed 2.005 acre property referenced as Tract 2. The residence will feature an attached three-car garage, hard plank siding and craftsman exterior trim features.

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

General Cost to build the subject property ranges from \$225-\$275 per square foot with an anticipated value ranging from \$750,000-\$850,000

Buffers / Setbacks

The proposed plat for the 2.005-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 AG are defined as: front building setback = 40 feet, side building setbacks = 15 feet, and rear building setback = 40 feet.

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.

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.

1 FOUNDATION PLAN - CRAWLSPACE

SCALE : 1/4" = 1' 0"

© Royal Oaks Design, Inc.

The use of these plans and specifications restricted to the original site they were prepared. Re-use, reproduction, or publication by any method in whole or in part is prohibited, unless authorized by Royal Oaks Design. Ownership of the design, plans, and specifications is solely with Royal Oaks Design.

Copyright © 2021
Royal Oaks Design, Inc.

AREA CALCULATIONS

CRAWLSPACE	1742 SF
MAIN LEVEL	1822 SF
SECOND FLOOR	1086 SF
BONUS ROOM	270 SF
TOTAL LIVEABLE	2908 SF
TOTAL FINISHED	2908 SF
GARAGE	837 SF
PORCH 'A'	241 SF
PORCH 'B'	274 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

STAIRS ARE INCLUDED IN CALCULATIONS
AT ALL LEVELS.

GENERAL NOTES -

FOUNDATION

ALL WRITTEN DIMENSIONS SHALL TAKE
PRECEDENCE OVER SCALING OF DRAWINGS
DIMENSIONS ARE FROM EXTERIOR FACE OF
CONCRETE FOUNDATION WALLS
FOUNDATION CONTRACTOR TO VERIFY ALL
ROUGH-IN PLUMBING LOCATIONS AND ANY
OTHER PENETRATIONS THRU CONCRETE
FLOOR PRIOR TO CONSTRUCTION.
BUILDER/FOUNDATION CONTRACTOR TO
VERIFY FOOTING SIZE AND REINFORCEMENT
REQUIREMENTS BASED ON EXISTING SOIL
CONDITIONS PRIOR TO CONSTRUCTION.
WHILE EVERY EFFORT HAS BEEN MADE TO
ENSURE THESE PLANS ARE ACCURATE AND
COMPLETE, THE OWNER / BUILDER MUST
VERIFY ALL DIMENSIONS, CONSTRUCTION
METHODS, SITE CONDITIONS AND
SPECIFICATIONS. SIZES OF STRUCTURAL MEMBERS
SUCH AS FOOTINGS, FOUNDATION SIZING,
POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES
ETC. ARE FOR BIDDING AND REVIEW
PURPOSES ONLY.

Windows

FOR BID
DO
MARVIN INTEGRITY ALL ULTREX SERIES
- STYLE AND SIZE AS NOTED
WINDOWS DESIGNATED WITH 'E' MEET
EGRESS CODES
WINDOW HEADER HEIGHTS SET TO
6' 11-3/8" OFF FLOOR
BUILDER TO VERIFY WINDOW AND DOOR
ROUGH OPENINGS AND HEADER HEIGHTS

DOOR SYSTEM

ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/480
DEFLECTION OF LESS
TRUSS MANUFACTURER TO PROVIDE
CHASES FOR ALL SUPPLY AND
RETURN DUCTWORK
TRUSS MANUFACTURER TO VERIFY
FRAMING AT CANTILEVERS FOR POINT
LOADS FROM ABOVE
TRUSS MANUFACTURER TO VERIFY
LOCATIONS OF ANY GRANITE COUNTERTOPS
AND PROVIDE PROPER FRAMING AS NEEDED

RAMING

3'-2" LOWER LEVEL ROUGH CEILING
HEIGHT
2X6 WALLS AT ALL POCKET DOORS
PROVIDE SOLID BLOCKING AT
ALL POINT LOADS

1. *What is the primary purpose of the study?*

STRUCTURAL NOTES

STRUCTURAL BEAM AND HEADER
S, BEARING CONDITIONS AND
SPRING REQUIREMENTS MUST BE
REVIEWED BY A STRUCTURAL ENGINEER
BASED ON EXISTING SITE CONDITIONS.
OWNER / BUILDER TO ASSUME ALL
RESPONSIBILITY FOR ENTIRE STRUCTURE.

Document Date:
1/29/2021

Document Phase

Drawn by:

ISSUE DATE REMARK

1/28/2021 2x4 Conv. Adj

FOUNDATION PLAN

A2.



AREA CALCULATIONS	
CRANSPACE	1742 SF
MAIN LEVEL	1822 SF
SECOND FLOOR	1086 SF
BONUS ROOM	270 SF
TOTAL LIVABLE	2808 SF
TOTAL FINISHED	2908 SF
GARAGE	837 SF
PORCH 'A'	24 SF
PORCH 'B'	274 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.
STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS. THIS DRAWING IS THE PROPERTY OF ROYAL OAKS DESIGN, INC. AND IS TO BE RETURNED OR DESTROYED AFTER USE. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

CL - 18 - 004

CRAWL SPACE 2x4

MAIN FLOOR

Document Date:
1/29/2021

Document Phase:

Drawn by:

ISSUE DATE REMARK

1 1/28/2020 SBT UP LAYERS - DL
1/28/2021 2x4 Conv. AJR

+++ STRUCTURAL NOTICE +++
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

++ FOUNDATION ENGINEERING ++
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

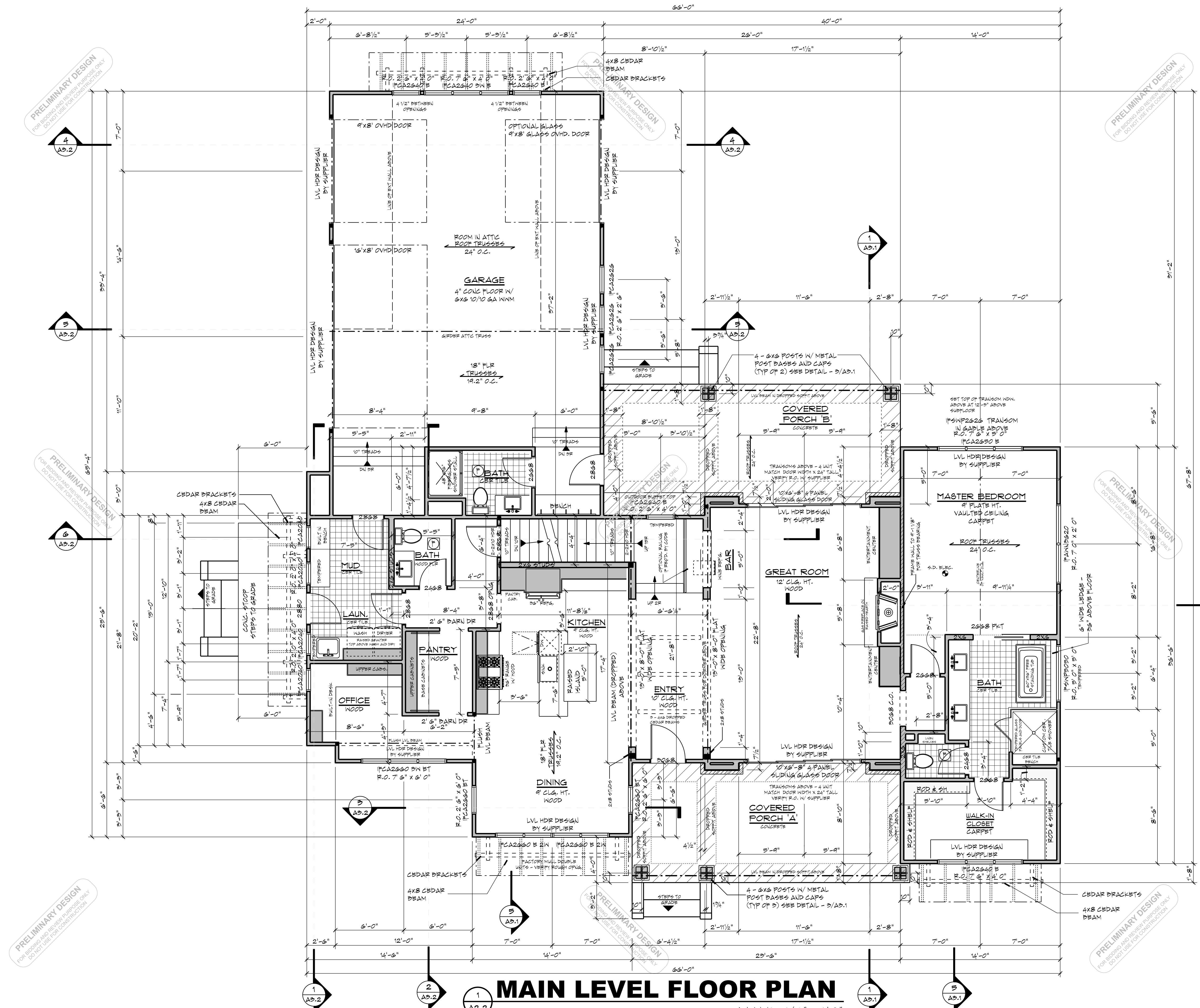
MAIN FLOOR PLAN

A2.2

MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1' 0"

100% SCALE @ 24"x36" 0' 2' 4' 8' 16'





ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS. THE CONTRACTOR AND/OR OWNER OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

CL - 18 - 004

CRAWL SPACE 2x4

SECOND FLOOR

Document Date:
1/29/2021

Document Phase:

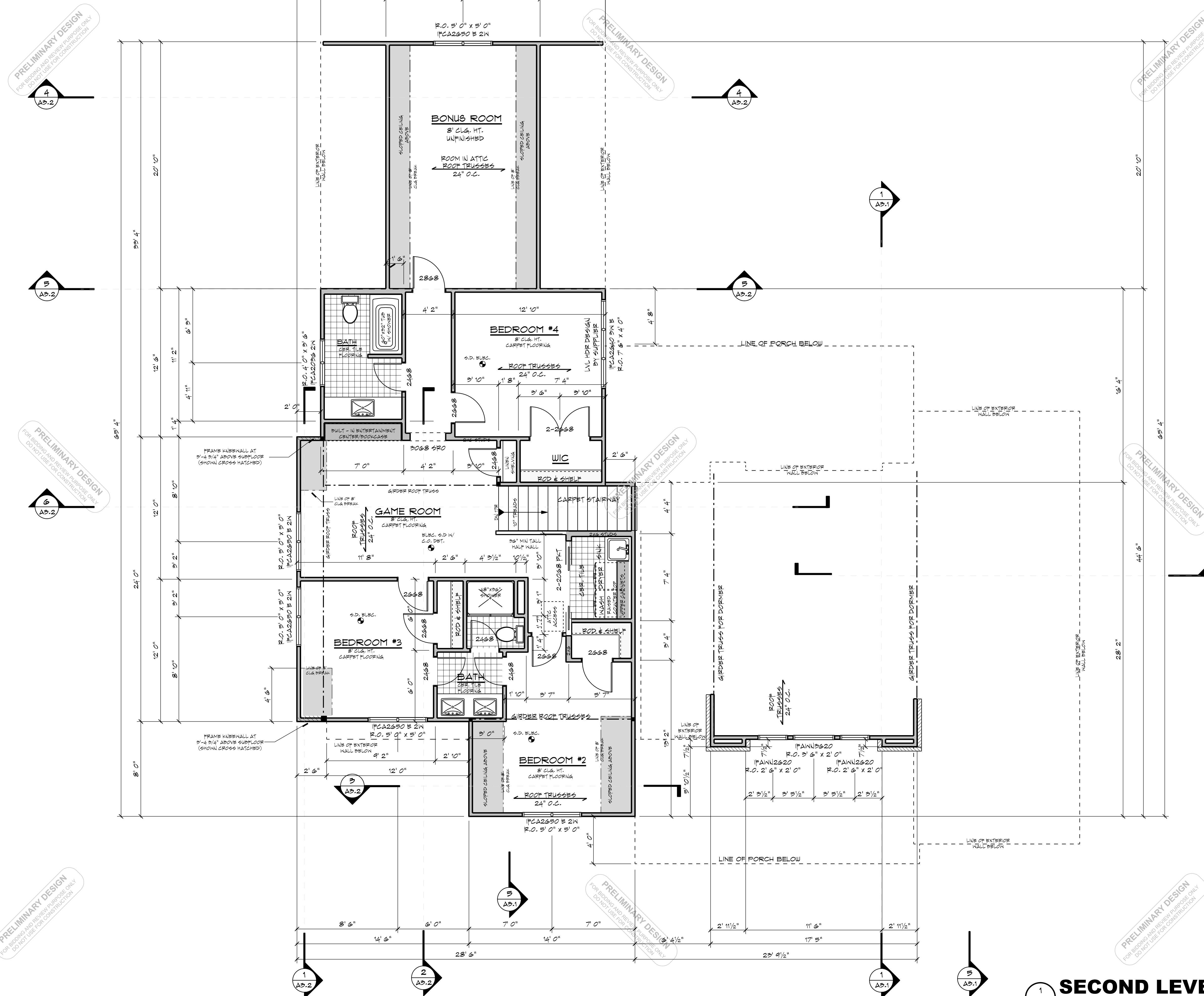
Drawn by:

ISSUE DATE REMARK

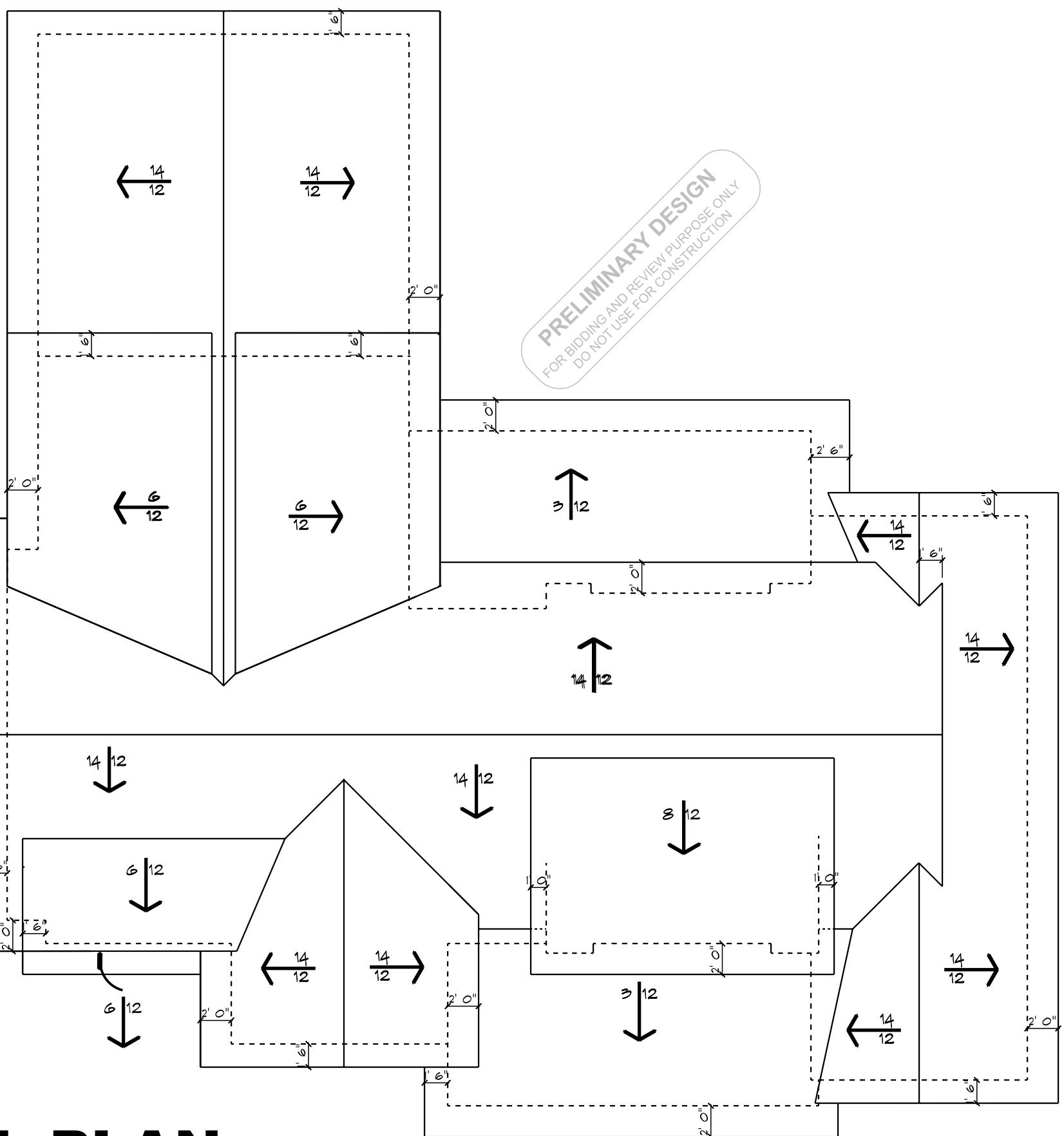
1 1/29/2021 SET UP LAYERS - DL
1/28/2021 2x4 Conv. AJR

SECOND FLOOR PLAN

5 A2.3 8

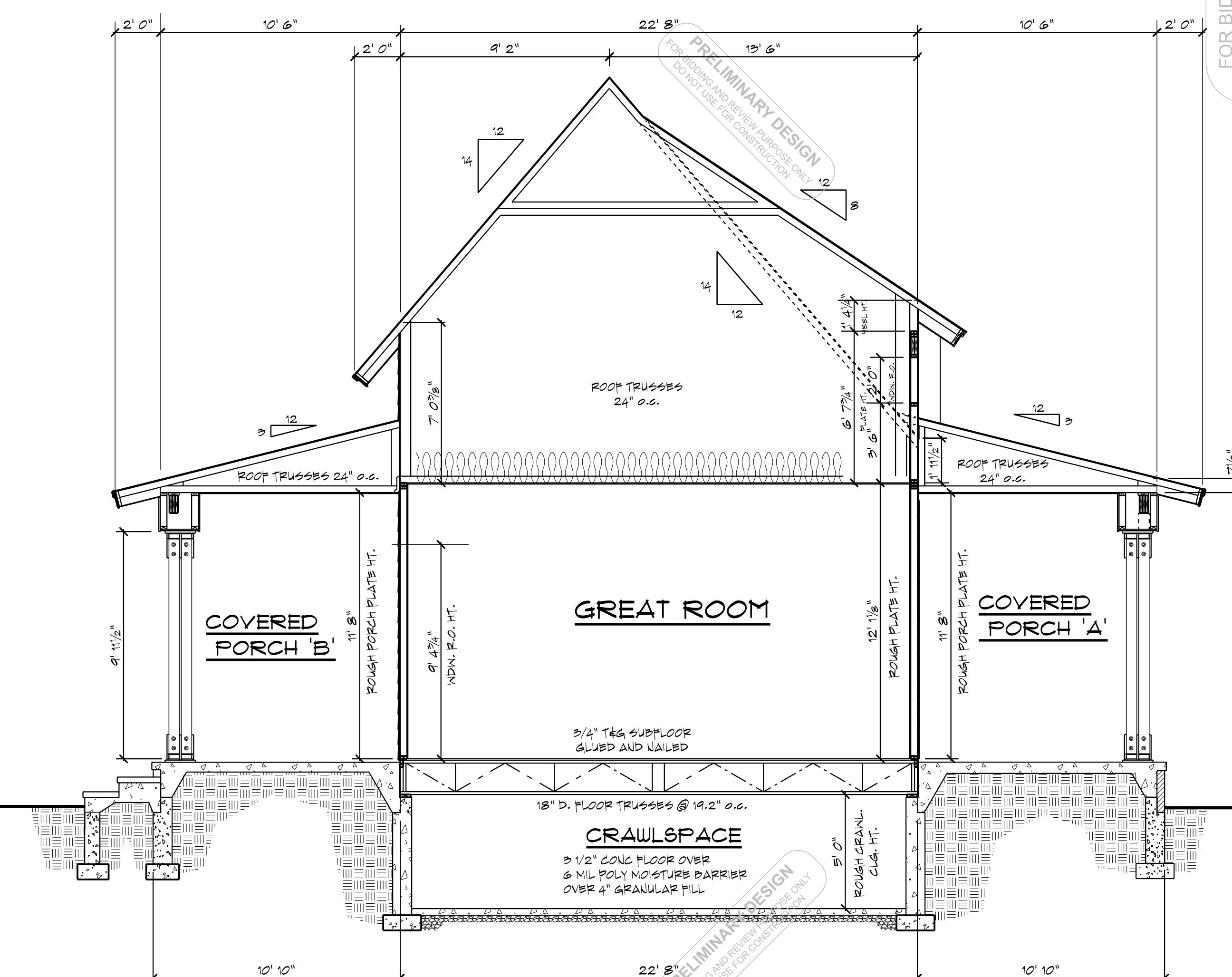


FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION
PRELIMINARY DESIGN



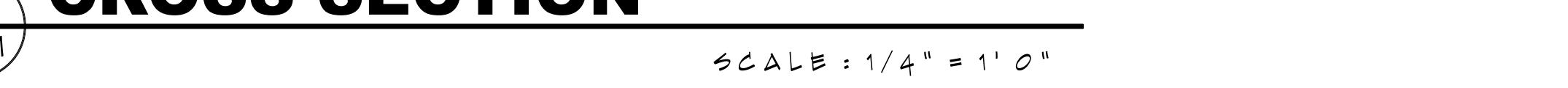
ROOF PLAN

SCALE : 1/8" = 1' 0"



CROSS SECTION

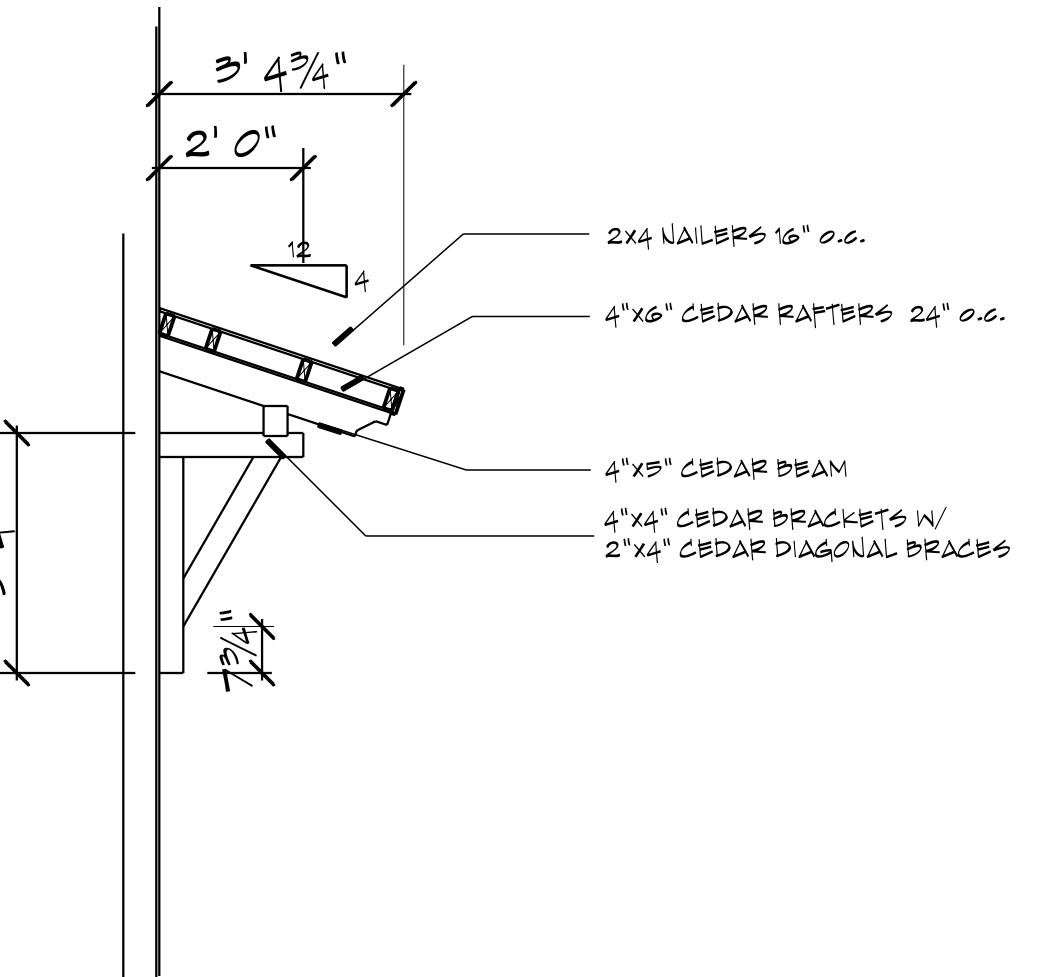
SCALE : 1/4" = 1' 0"



6 A3.1

8

Copyright © 2021
Royal Oaks Design, Inc.



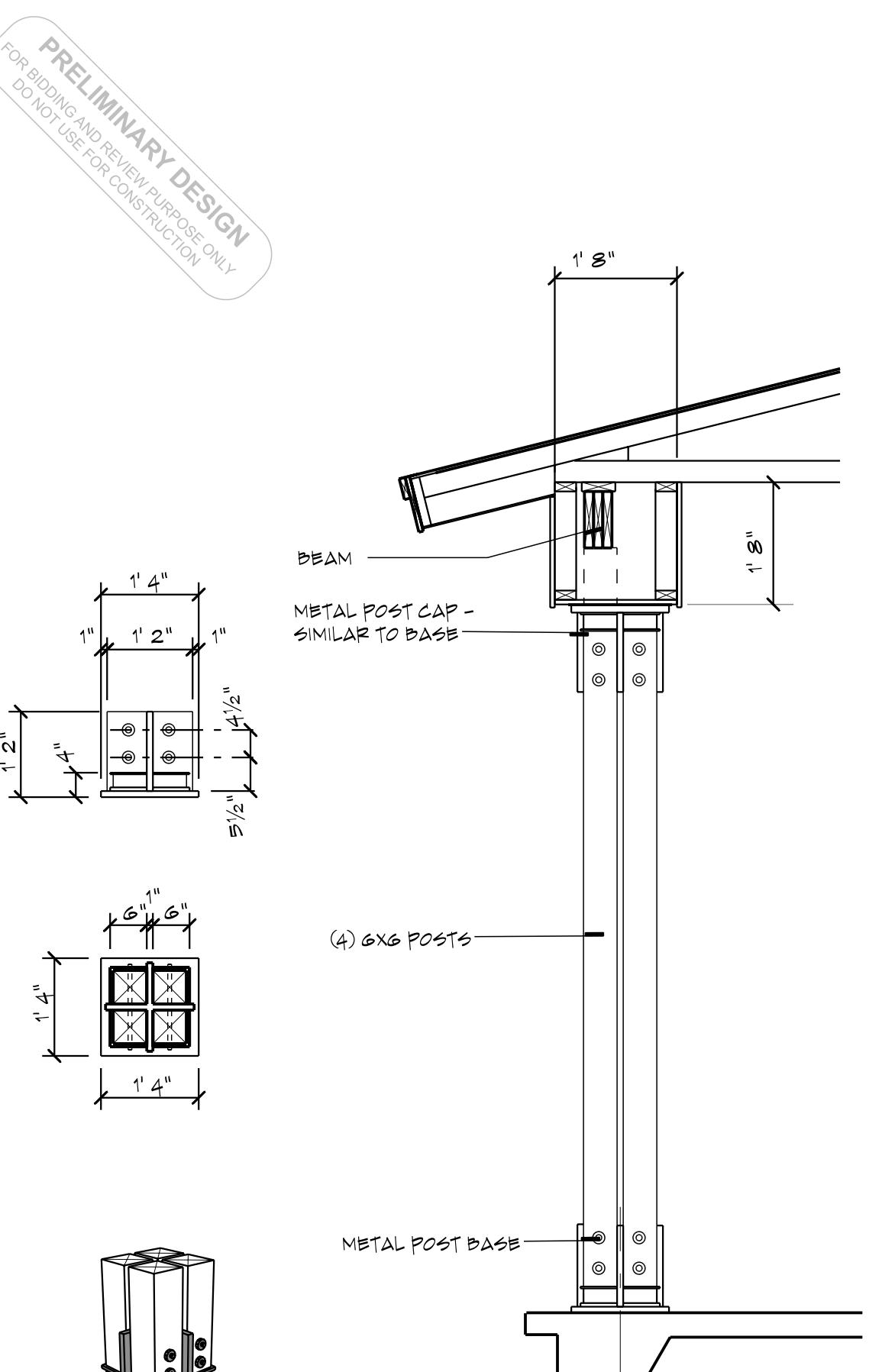
EYEBROW DETAIL

SCALE : 3/8" = 1' 0"

++ STRUCTURAL NOTICE ++
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

++ FOUNDATION ENGINEERING ++
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

++ FOOTING FROST DEPTH: ++
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.



COLUMN DETAILS

SCALE : 1/2" = 1' 0"

CROSS SECTION

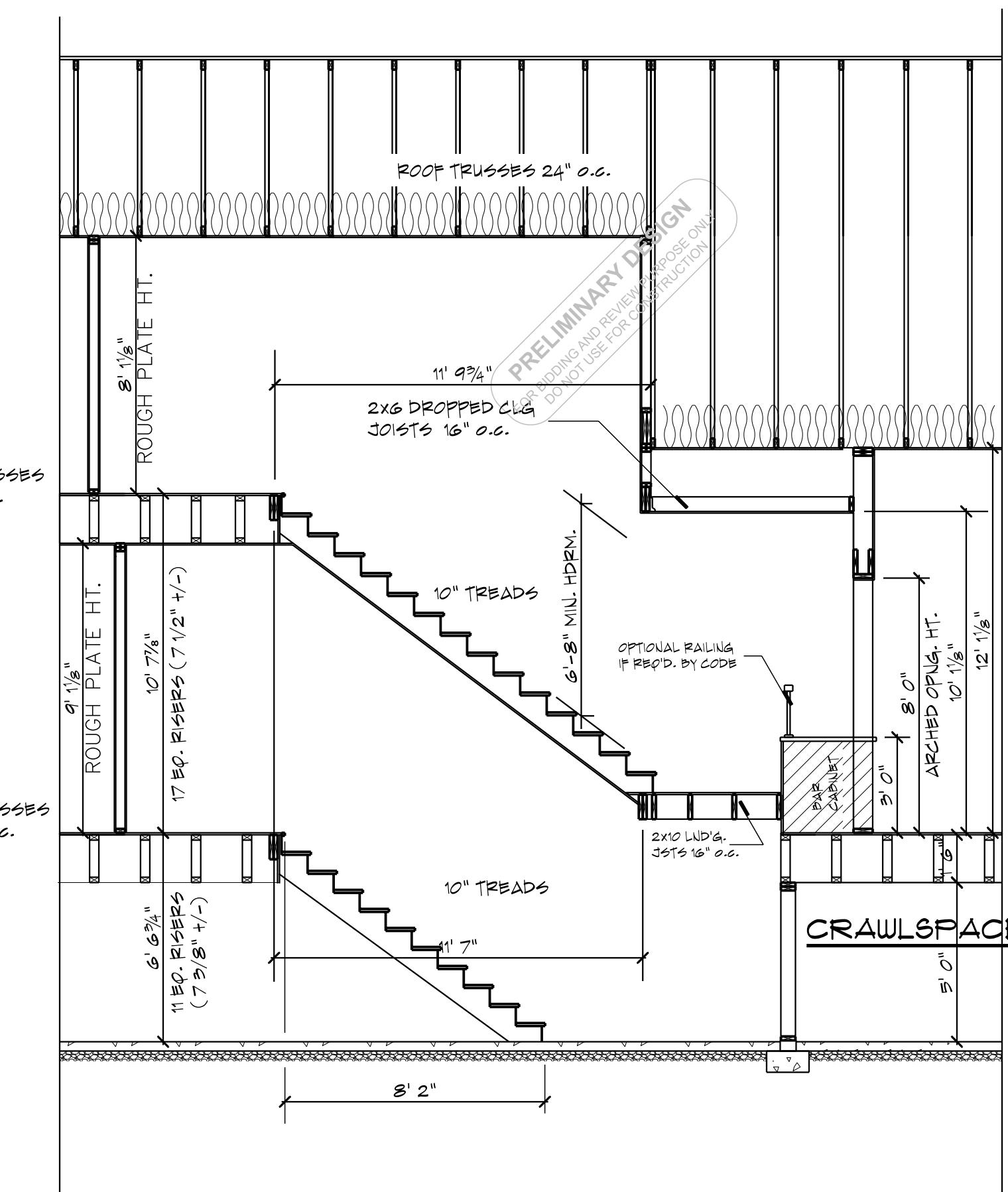
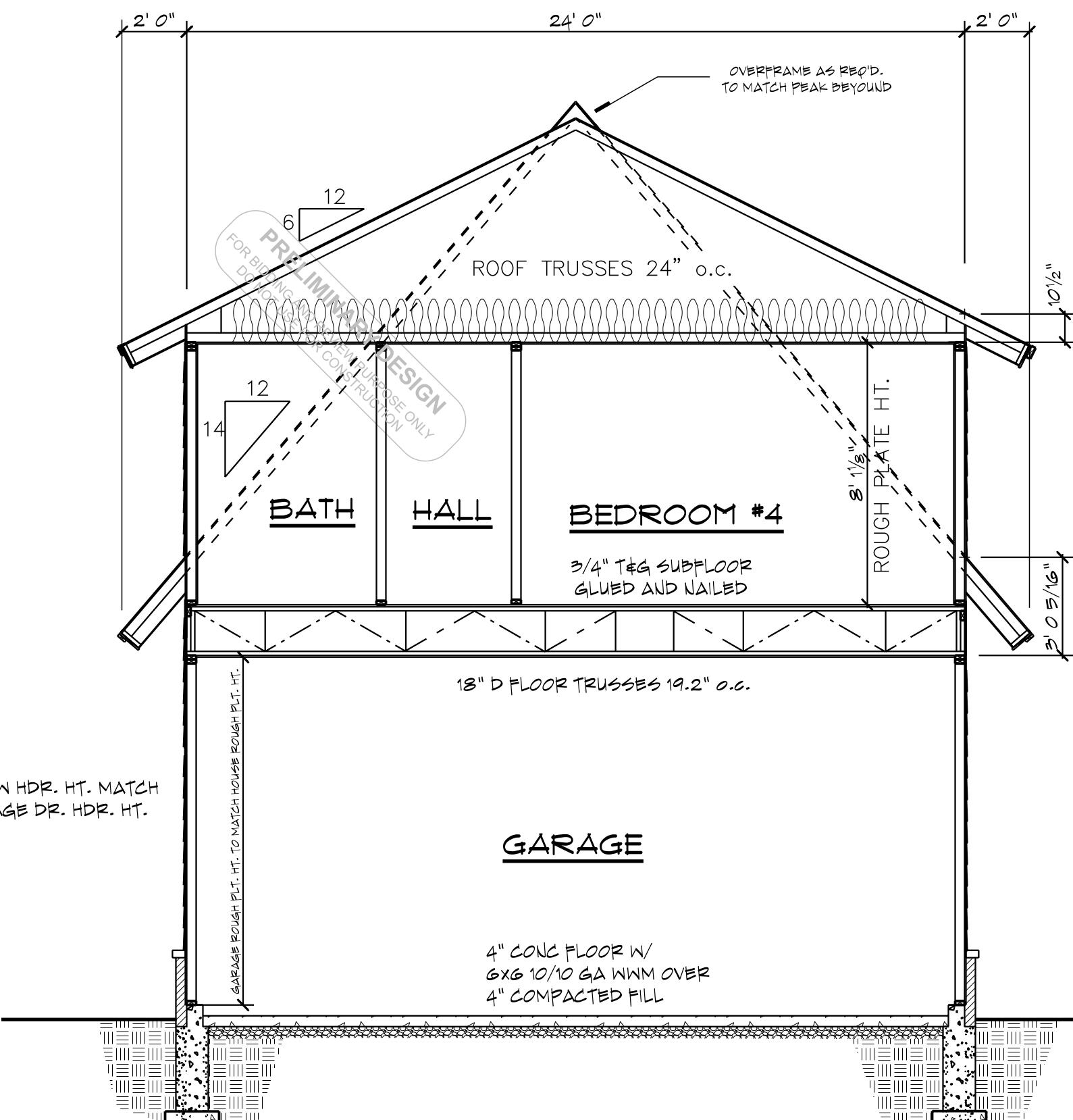
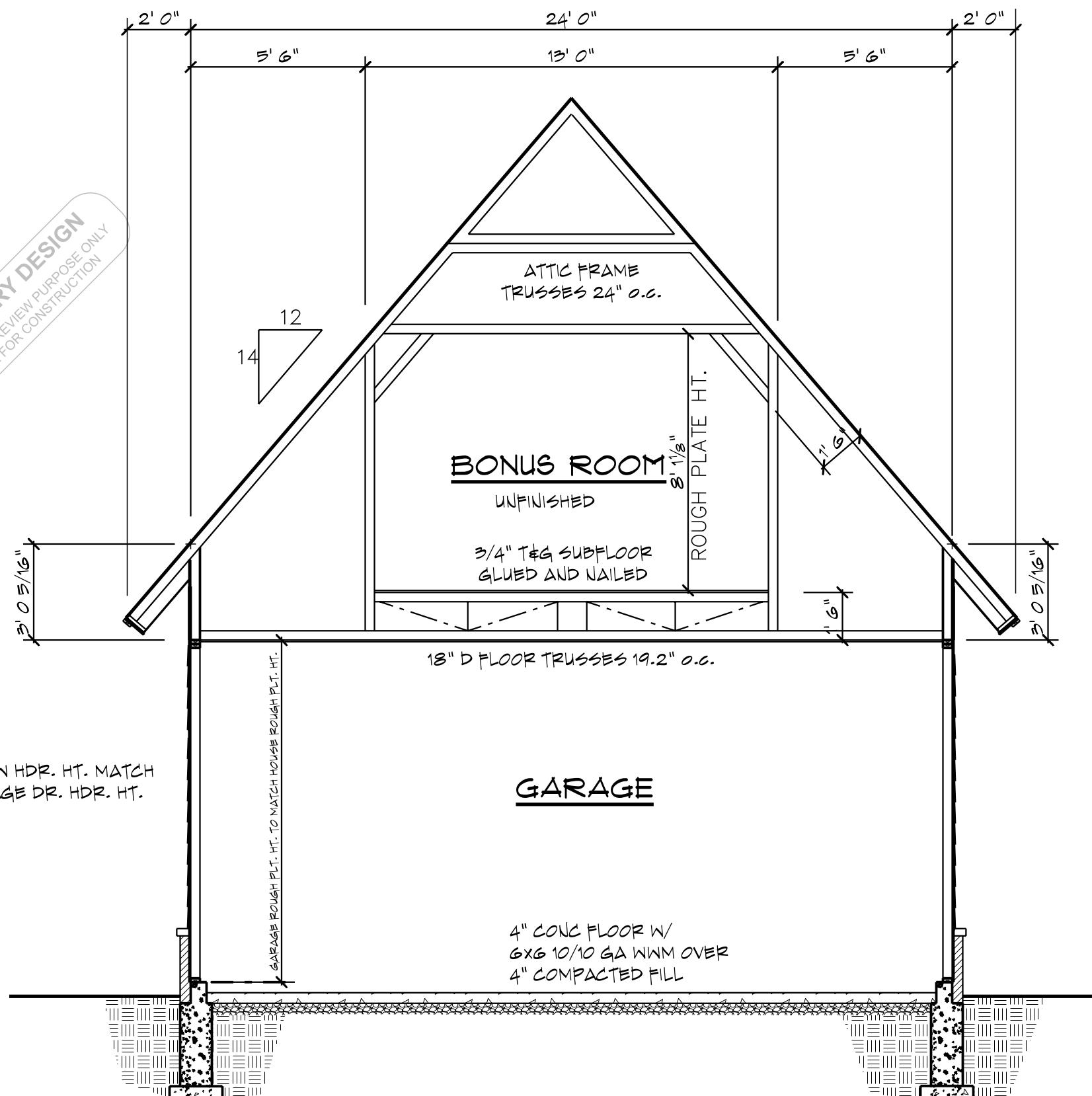
SCALE : 1/4" = 1' 0"

PRELIMINARY DESIGN FOR BIDDING AND REVIEW PURPOSE ONLY DO NOT USE FOR CONSTRUCTION A3.1

CL - 18 - 004

CRAWL SPACE 2x4

FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION
PRELIMINARY DESIGN



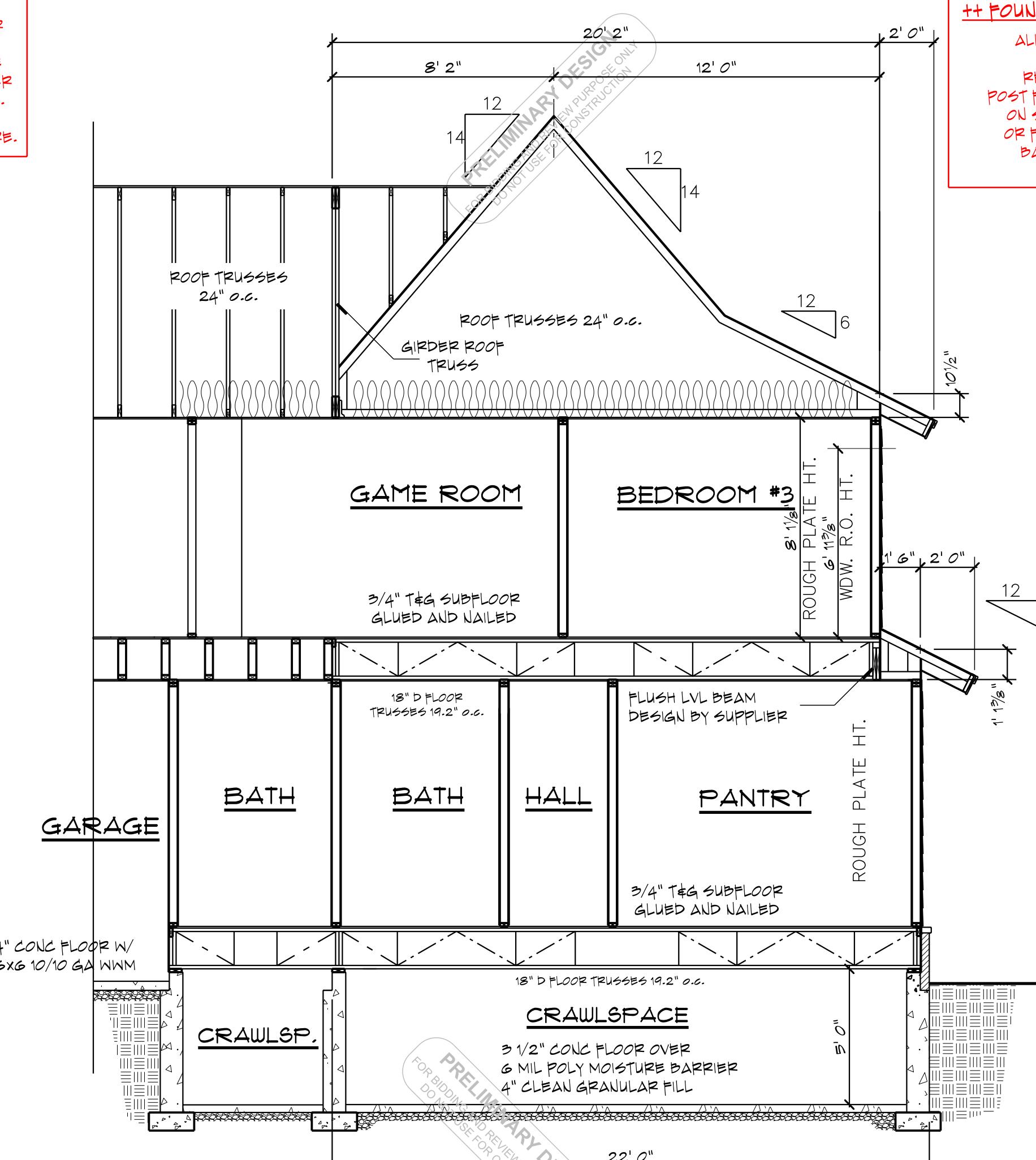
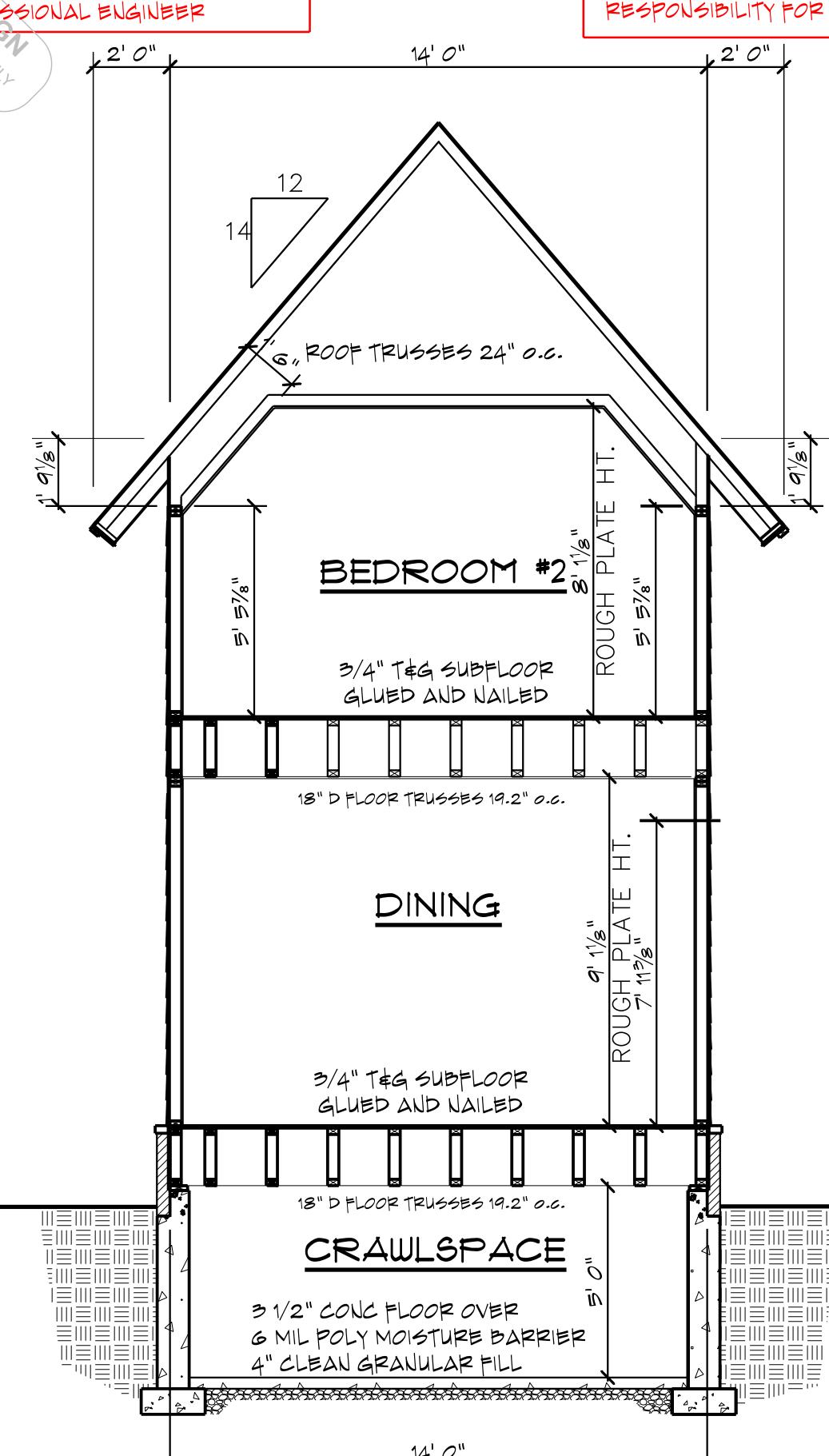
CROSS SECTION

SCALE : 1/4" = 1' 0"

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION
ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER

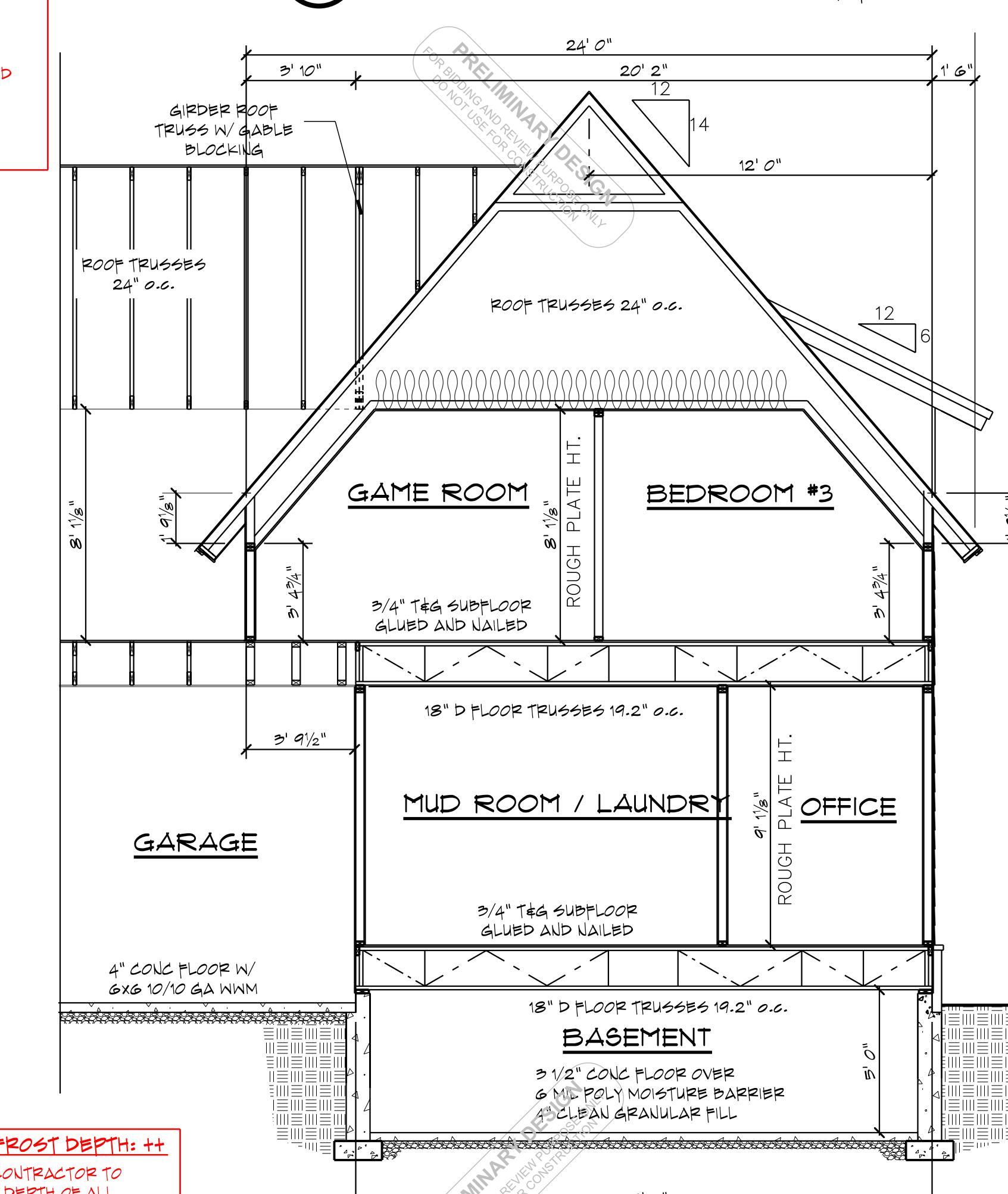
++ STRUCTURAL NOTICE ++

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.



STAIR SECTION

SCALE : 1/4" = 1' 0"



CROSS SECTION

SCALE : 1/4" = 1' 0"

CROSS SECTION

SCALE : 1/4" = 1' 0"

CROSS SECTION

SCALE : 1/4" = 1' 0"

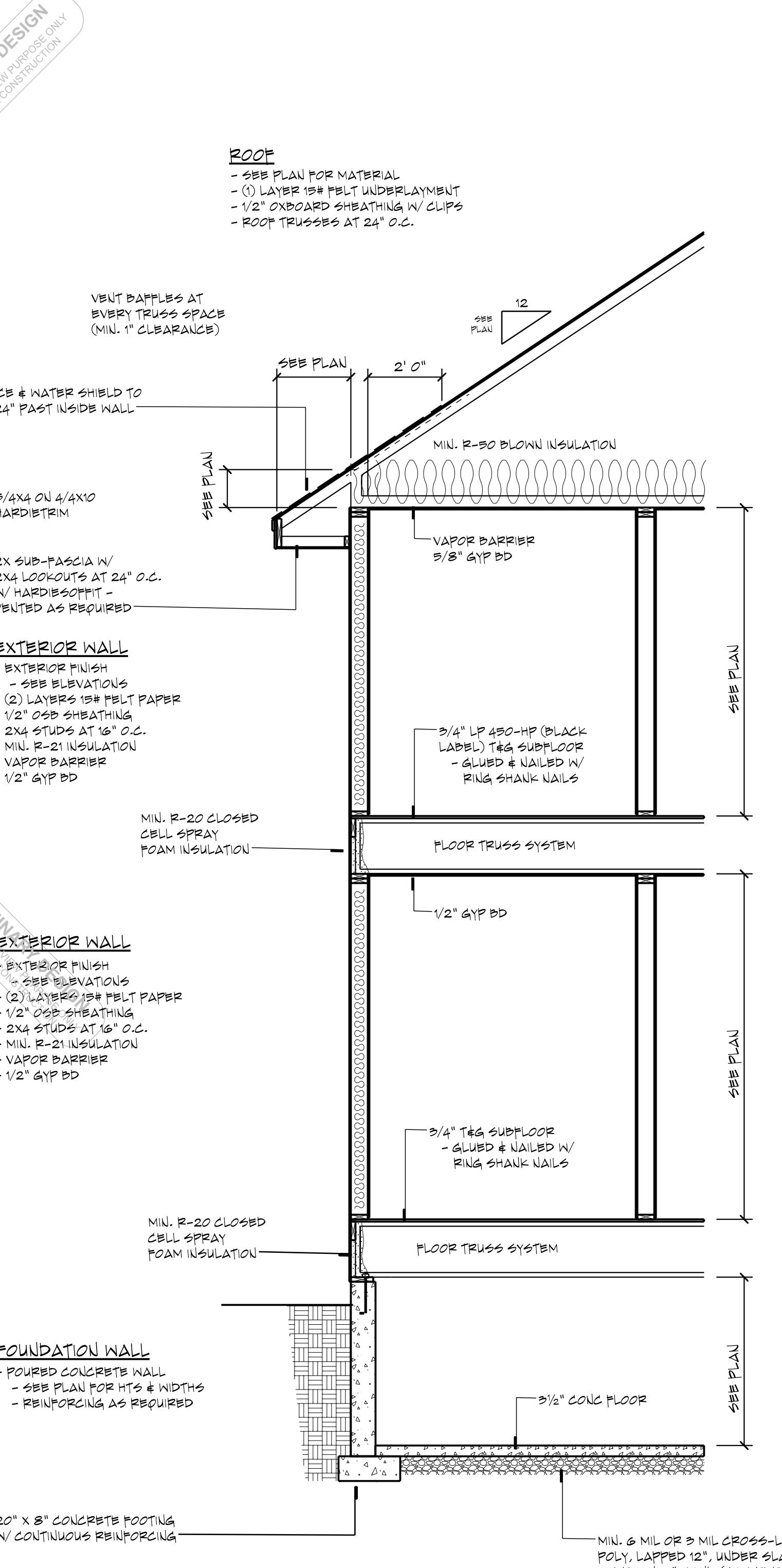
A3.2

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS. THE CONTRACTOR AND/OR OWNER ARE RESPONSIBLE FOR THE ACCURACY OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

CL - 18 - 004

CRAWL SPACE 2x4

FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION
PRELIMINARY DESIGN



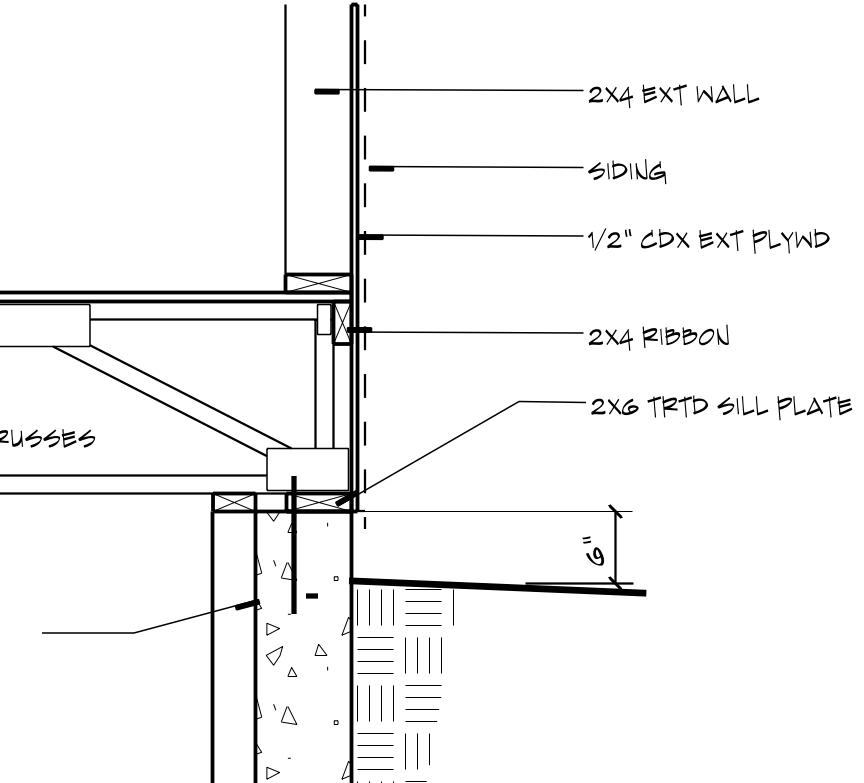
PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEBEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION
ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVISED BY A LICENSED PROFESSIONAL ENGINEER

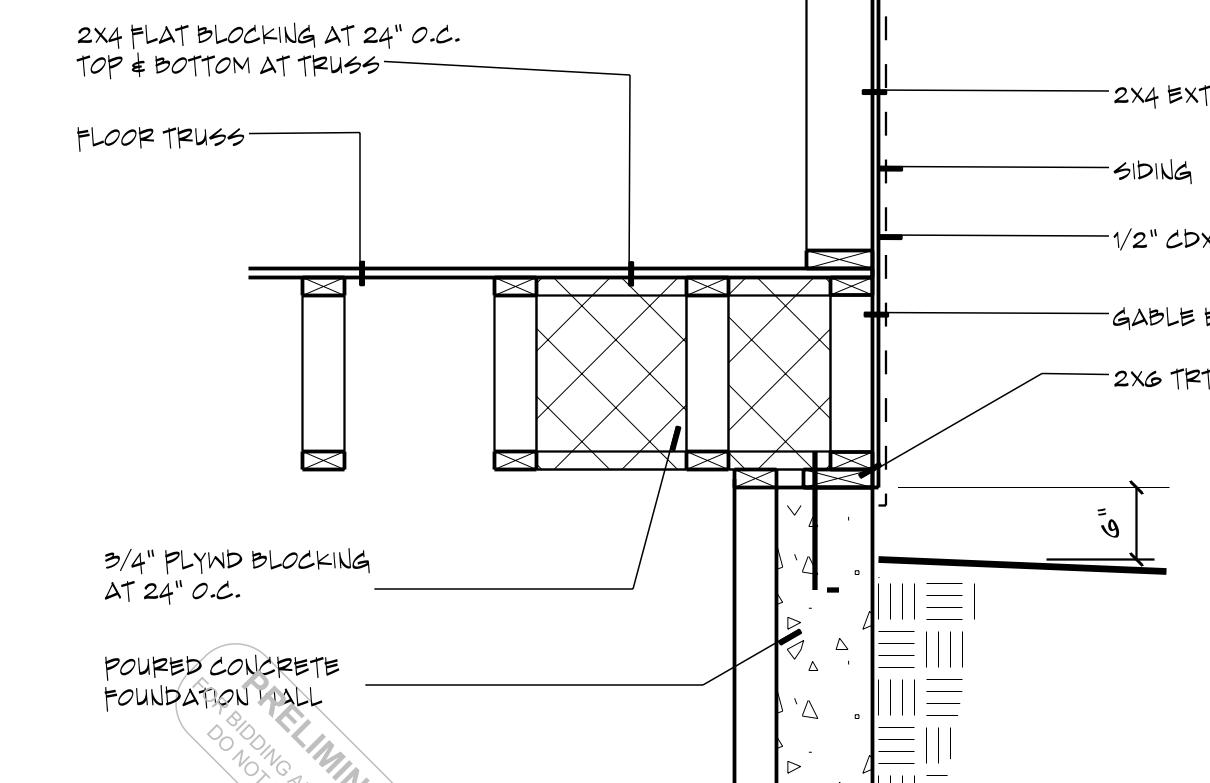
+++ STRUCTURAL NOTICE +++
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVISED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME RESPONSIBILITY FOR ENTIRE STRUCTURE.
PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION

++ FOUNDATION ENGINEERING ++
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

++ FOOTING FROST DEPTH: ++
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.



FLOOR TRUSSES - PERPENDICULAR



FLOOR TRUSSES - PARALLEL

FOUNDATION DETAILS

1
A3.3

SCALE: NONE

Document Date:
1/29/2021

Document Phase:

Drawn by:

ISSUE DATE REMARK

1 1/28/2021 2x4 Conv. AJR

CROSS SECTIONS

TYPICAL WALL SECTION

PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION

SCALE: 3/8" = 1' 0"

PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION

8 A3.3 8

Copyright © 2021
Royal Oaks Design, Inc.

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS. THE CONTRACTOR AND/OR OWNER ARE TO CALL OUT ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

CL - 18 - 004
CRAWL SPACE 2x4

ELECTRICAL

Document Date:
1/29/2021
Document Phase:

Drawn by:

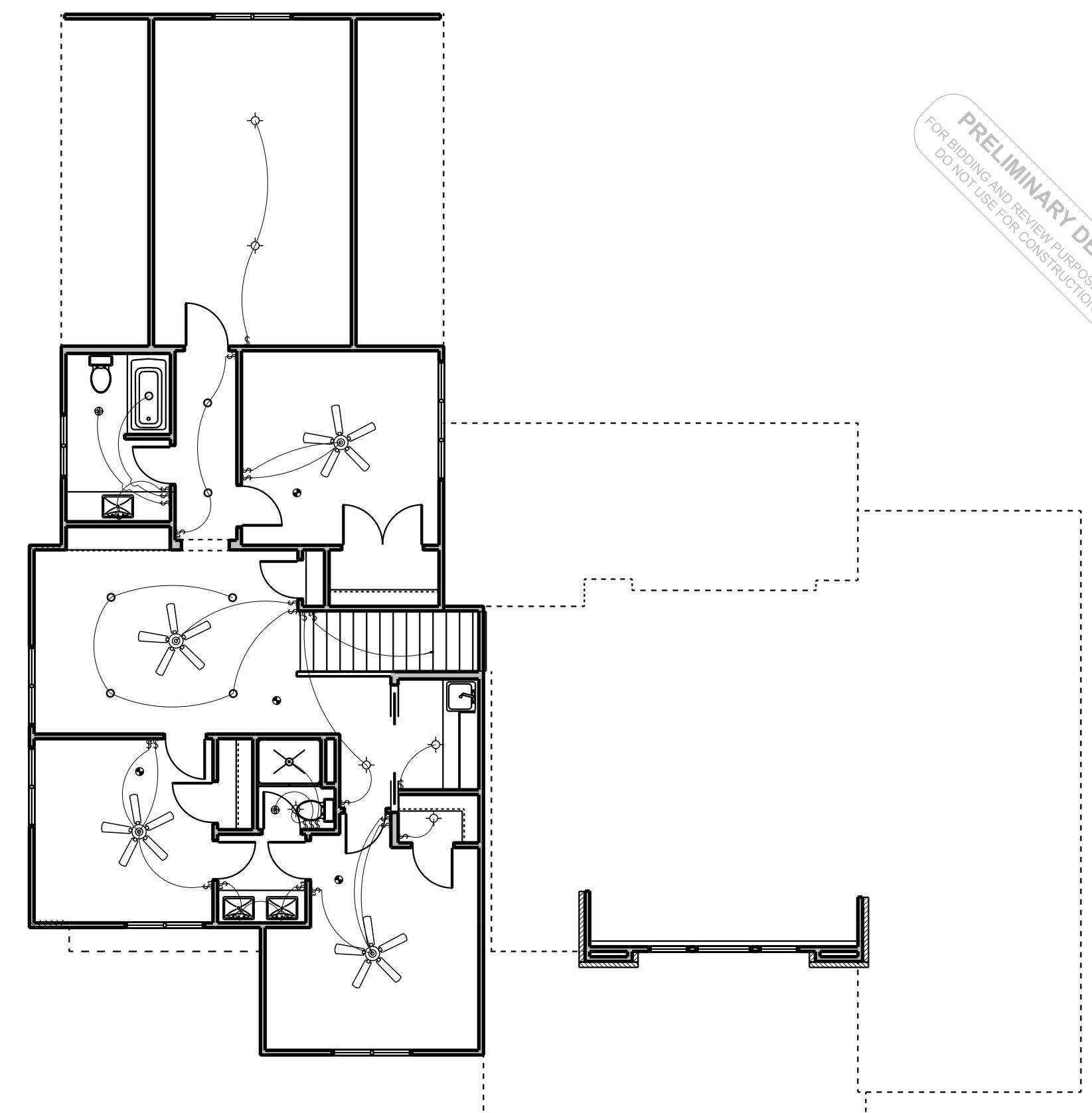
ISSUE DATE REMARK

1 1/29/20 SBT UP LAYERS - DL
1/28/2021 2x4 Conv. AJR

ELECTRICAL

E1.1

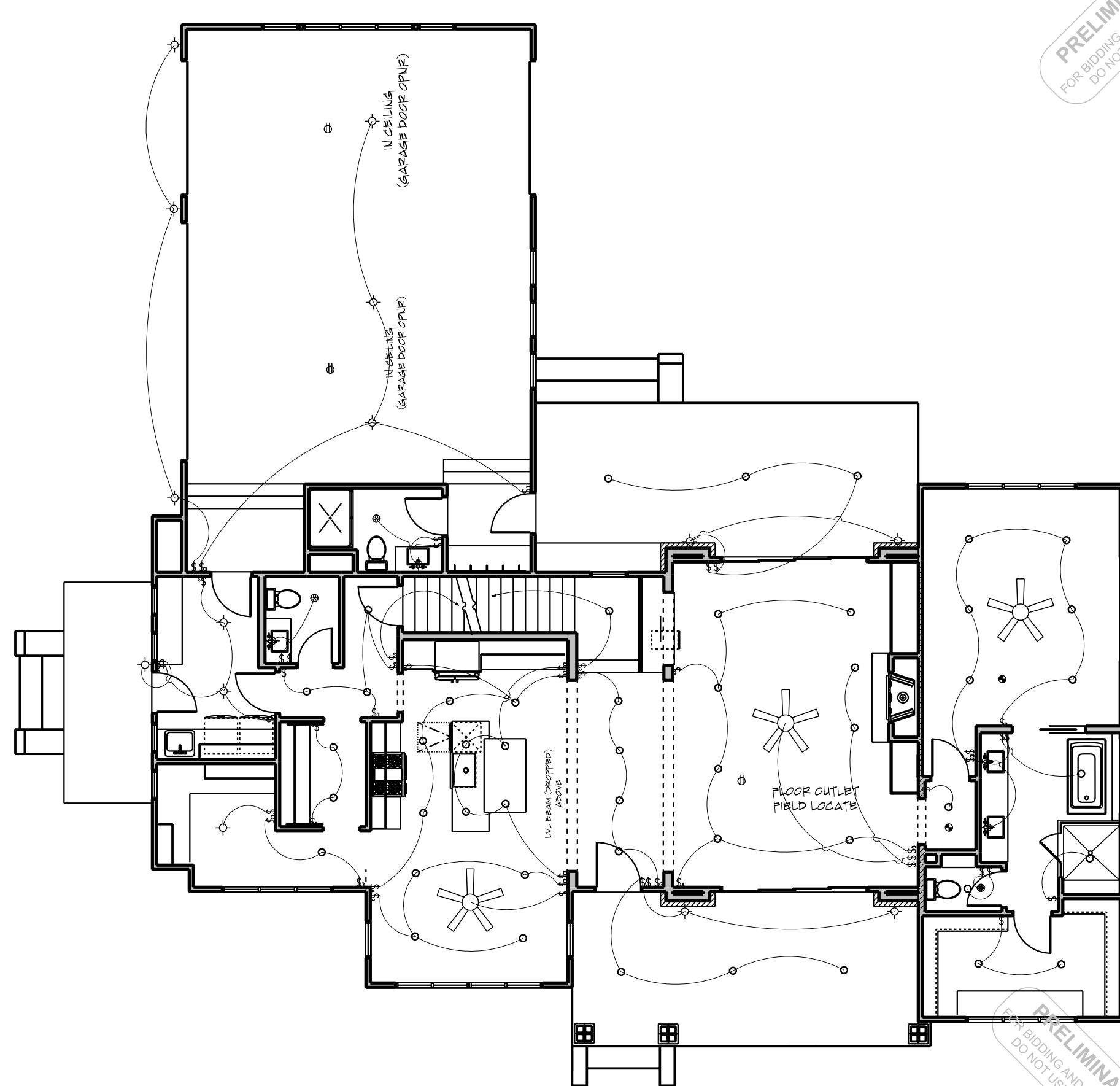
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION
PRELIMINARY DESIGN



UPPER LEVEL LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"

PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION



MAIN LEVEL LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"

PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION



CRAWL SPACE LIGHTING LAYOUT

SCALE : 1/8" = 1' 0"

E1.1

AREA CALCULATIONS	
CRANLSPACE	1742 SF
MAIN LEVEL	1822 SF
SECOND FLOOR	1086 SF
BONUS ROOM	270 SF
TOTAL LIVABLE	2908 SF
TOTAL FINISHED	2908 SF
GARAGE	837 SF
PORCH 'A'	241 SF
PORCH 'B'	274 SF

FLOOR AREAS ARE CALCULATED FROM
THE OUTSIDE OF FOUNDATION WALLS
AND/OR OUTSIDE FACE OF
EXTERIOR STUD AT FRAMED WALLS.
STAIRS ARE INCLUDED IN CALCULATIONS
AT ALL LEVELS.

PRELIMINARY DESIGN
FOR BIDDING AND REVIEW PURPOSE ONLY
DO NOT USE FOR CONSTRUCTION

ELECTRICAL LEGEND	
CEILING MOUNT LIGHT FIXTURE	
PENDANT LIGHT FIXTURE	
WALL MOUNT LIGHT FIXTURE	
RECESSED CAN LIGHT FIXTURE	
SWITCH	
SWITCH 3-WAY	
SWITCH 4-WAY	
SMOKE DETECTOR CARBON MONOXIDE DETECTOR	
BATH EXHAUST FAN	
PAN/LIGHT COMBO FIXTURE	

ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE
TO THE LATEST NATIONAL AND LOCAL CODES

ZONING IMPACT ANALYSIS
For
James Mark Childers Rezone
Tax Parcel Nos. A 01 016 & A 01 016A
Oconee County, Georgia

Prepared
for:
Chris Cagle

02/25/2022

ZONING IMPACT ANALYSIS

STANDARDS FOR REZONING CHANGE OF CONDITIONS CONSIDERATION

James Mark Childers Rezone

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 013FB (AR-3) – Kevin & Regina Cann - Residential Home
East – Dove Creek Rd - A 01 016B (AG) - James Mark Chiders - 2 Acre Lot
South – Parcel No. A 01 026B (AG) – John & Jennifer Tiner Resi. Home on ~1.2 Acres
West – A 01F 001 - Traci L. Britt - 37 Acres Zoned AR- Undeveloped

With the current zoning, the subject property cannot be developed for a single-family residence on 2 acres 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 of the subject property will allow the development of the residence on the proposed 2.0-acre tract versus the current 1.2 acre recorded tract 2.

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 suitable for a smaller home than desired as the property requires both well and septic. The proposed zoning will allow the development of the single-family residence on the proposed 2.005-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 5 years. The area adjacent and adjoining to the property has residential homes and 37 acres zoned AR.*

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 Dove Creek Rd. and within the nearby area.*

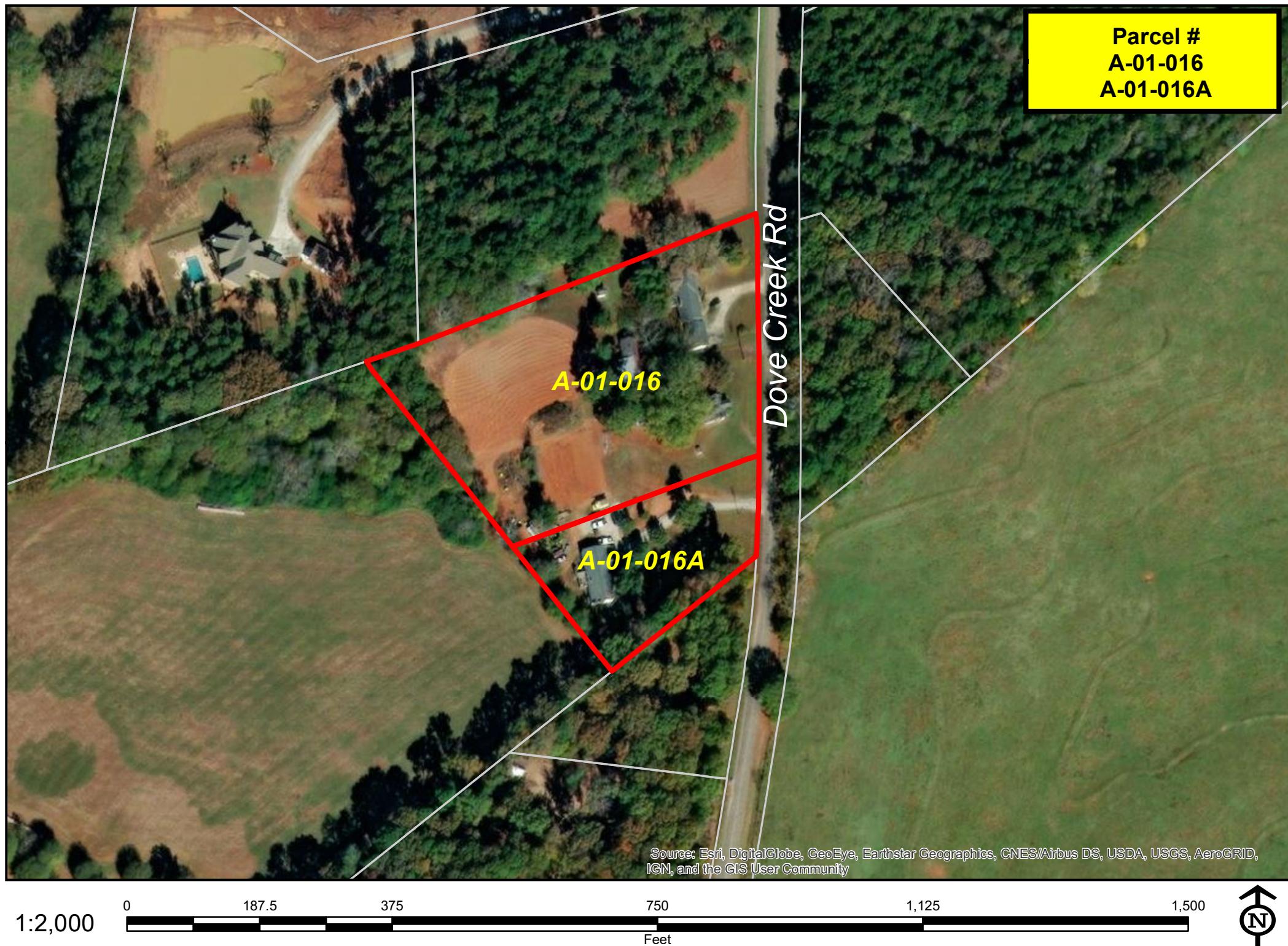
F. **Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** *Under the current zoning, the property supports a single-family residence, but limits the size of the home due to soil and setbacks - The rezoning and development of the subject property will allow the development of the desired residence on the proposed 2.005-acre tract versus the current smaller 1.2 acre lot.*

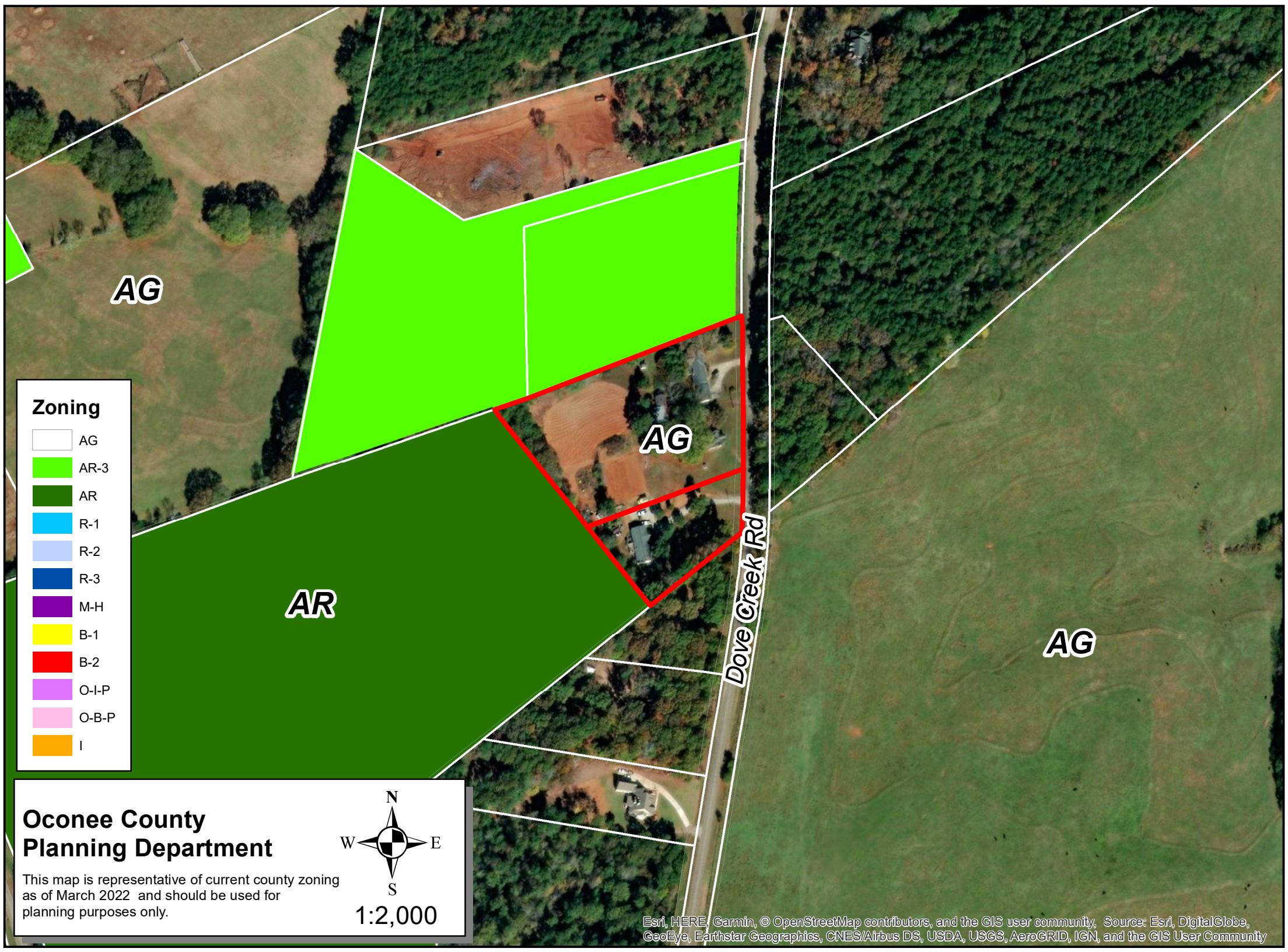
G. **Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:** *It is the opinion of the property owner that the subject use is entirely within conformity of the future development map and the goals and objectives of the Oconee County Comprehensive Plan.*

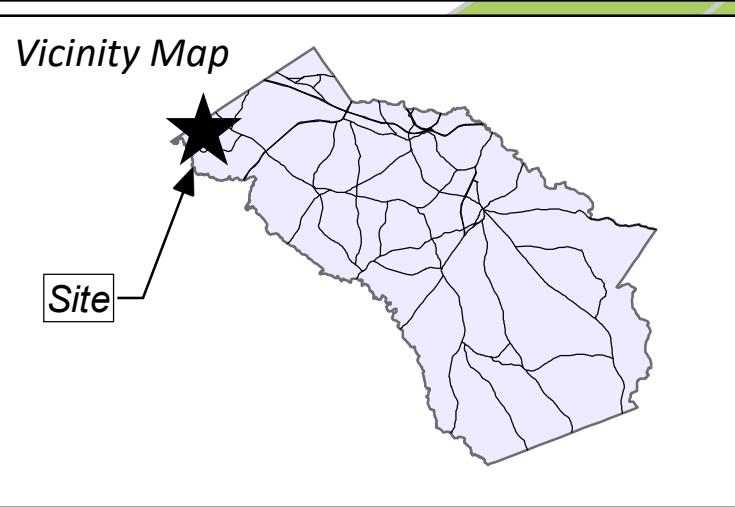
H. **The availability of adequate sites for the proposed use in districts that permit such use:** *There are other residential properties within the surrounding area; however, the subject property is being purchased from the applicants neighbor. Applicants personal residence is located at 1243 Dove Creek Rd and he desires to build a 2908 SF home for a family member relocating to Oconee County*

Rezone # P22-0030 - James Mark Childers

Parcel #
A-01-016
A-01-016A



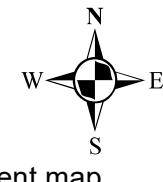




Oconee County Planning Department

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



Rural Places

Country Estates

Glass Rd
Sims Rd

Dove Creek Rd

Hebron Church Rd

Osborne Rd

Hebron Church Rd

