

**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 Annette Nelson submitted on March 21, 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 Abe Consulting Inc. on March 21, 2022, requesting a rezone of a ±2.02-acre tract of land located at 2821 Flat Rock Road in the 225<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. D-02-0041A), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 May 16, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 7, 2022.

ADOPTED AND APPROVED, this 7<sup>th</sup> day of June, 2022.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson  
Clerk, Board of Commissioners

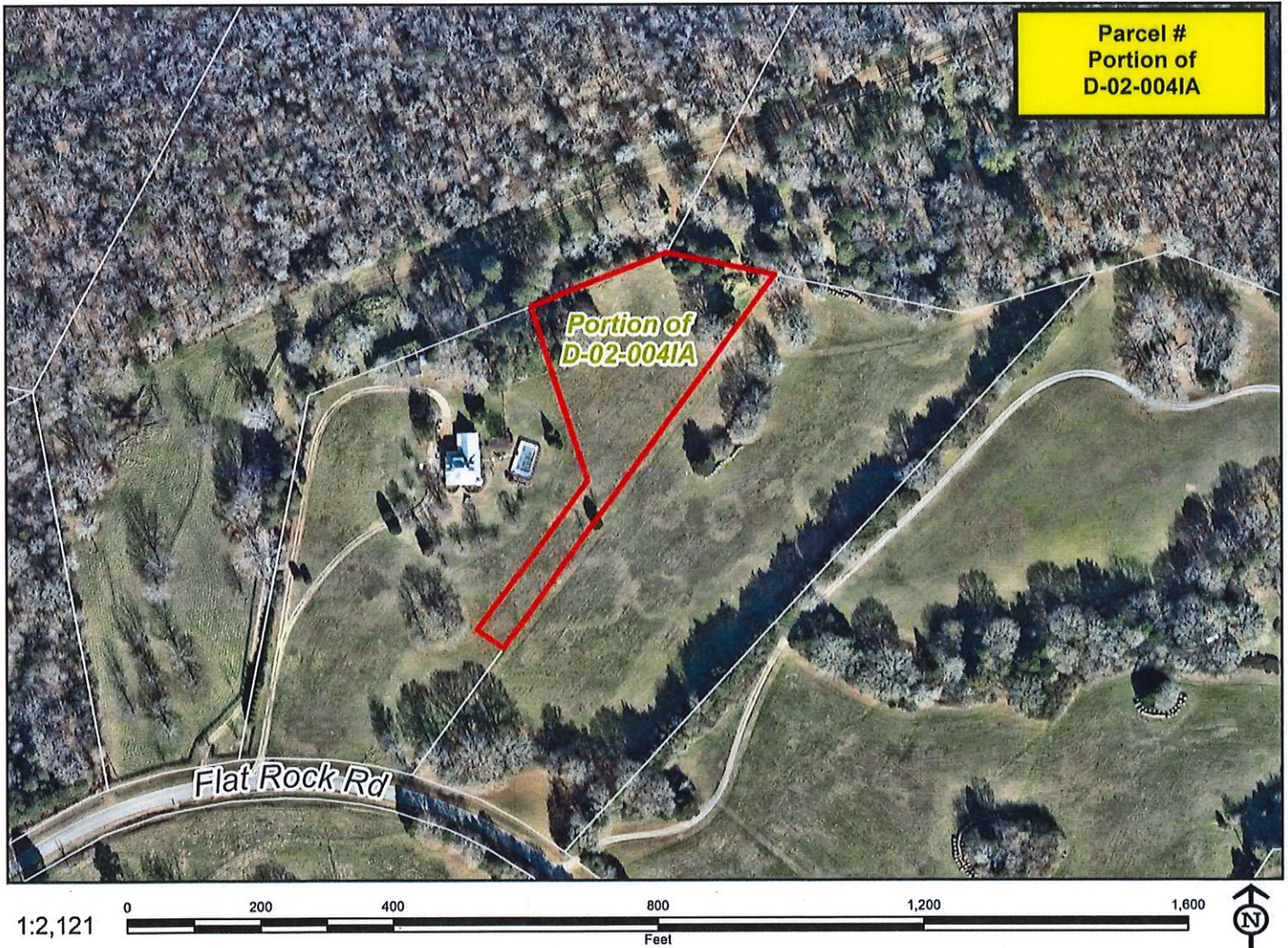
# EXHIBIT "A" TO REZONE NO P22-0064

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. The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

## TAX MAP





LEGAL DESCRIPTION



The Point of Beginning. Said point having a State Plane Coordinate(NAD83, Georgia West Zone) value of North 1,396,695.41 feet and East 2,552,007.51 feet;

Thence North 10 Degrees 40 Minutes 22 Seconds East a distance of 555.25 feet along a common line with lands of Karen C. Kulp to a one-inch crimp top pipe found;

Thence North 67 Degrees 45 Minutes 31 Seconds East a distance of 583.21 feet along a common line with lands of Karen C. Kulp to a one-half inch rebar found at a common corner with lands of Eric H. Kulp;

Thence South 78 Degrees 17 Minutes 37 Seconds East a distance of 170.64 feet along a common line with lands of Eric H. Kulp to a one-half inch rebar found at a common corner with lands of Kathy B. Prescott, et al;

Thence South 36 Degrees 07 Minutes 48 Seconds West a distance of 940.06 feet to a one-half inch rebar found on the Northern Right of Way of Flat Rock Road;

Thence along said Northern Right of Way with the arc of a curve to the left, having a radius of 706.72 feet, an arc length of 258.38 feet, a chord bearing of North 83 Degrees 51 Minutes 23 Seconds West and a chord length of 256.94 feet, to the Point of Beginning.

Said Parcel having an area of 313,663 square feet or 7.201 acres, more or less.

## NARRATIVE



## REZONE NARRATIVE

for  
AG to AR Rezone Request - Annette Nelson  
Tax Parcel#: Portion of D 02-0041A, approximately 2.021 Acres  
2821 Flat Rock Road, Watkinsville, GA 30677

March 21, 2022

## PROPOSED USE

This rezone is being requested to allow an existing 7.201-acre lot to be subdivided to allow for 1 additional residential lot with a minimum of 2 acres. The request is being made to rezone approximately 2.021 acres from AG to AR. The remaining 5.180 acres will remain as AG. The proposed AR lot will be used for a single-family residence as allowed under the Oconee County Zoning Ordinances for AR zoning classification. The proposed house will be a minimum of 1,924 SF heated space.

The proposed home facades will consist of typical and traditional southern style construction that include cement fiberboard (hardy plank) board and batten siding, masonry base, wood accents, metal and / or copper accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on roof pitches and home style. The house is planned to be a farm-house with big porches to enjoy the beautiful pastures and country side.

- Total Rezone Acreage is approximately: 2.021 Acres

Adjacent Land Use and Zoning:	Uses
to the North- AG	Vacant & Residential Single Family
to the East- AG	Vacant
to the South- AG & R/W	Residential Single Family
to the West- AG	Vacant

- Existing Zoning: AG
- Existing Use: Single Family Home
- Proposed Zoning: AR for approximately 2.021-acre lot
- Proposed Use: 1 Additional Single-Family Lot

The proposed building will be constructed in one phase.

## TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7<sup>th</sup> Edition. Traffic projections are estimated based on Single Family Detached category as follows:

Total ADT: 9.57 trips per day (TPD)

Rezone Narrative - Annette Nelson  
2821 Flat Rock Road, Watkinsville, GA Page 1 of 4



TPD = Trips per Day, i.e. each visit is counted as 2 trips. Therefore, 9.57 TPD indicates approx. 4.8 visits per day to / from the home.

AM Peak: 0.75 trips  
PM Peak: 1.01 trips

A new driveway will be construction from the R/W of Flat Rock Road for the proposed single-family lot per Oconee County Standards. Based on the above ADT, the proposed residential lot will have minimal impact to existing roadway infrastructure.

## SCHOOLS

Minimum impact to schools is anticipated since the proposed request involves adding a single-family residence on a large lot. In addition, the proposed house value will increase the tax digest to offset the school and other County operational costs.

## WATER AND SEWER

Public water will be utilized for the project. A public water main is available within the right-of-way (R/W) of Flat Rock Road. Sewerage will be handled by a private on-site septic system. Level III Soil testing has been performed on site and found to be suitable for on-site septic system. The proposed septic system will be placed in suitable soil areas as required by the Environmental Health and Oconee County Regulations.

Water & sewer demands have been estimated to be as following:

1. Water 208 GPD (gallons per day, GPD)
2. Sewer 0 GPD (provided by private on-site Septic System)

## PROPOSED UTILITIES

Existing available utilities will be used for the proposed home. Garbage service will be provided by a local private company. Cable, phone and Internet services will be provided AT&T. Power service will be provided by Walton EMC. Water service will be provided by Oconee County Water Resources Department.

## STORMWATER RUNOFF / DRAINAGE

Drainage patterns will closely match existing contour patterns. Minimum increased stormwater runoff from site will be mitigated on site over grassed and landscape areas thru sheet flow patterns. Stormwater management and soil erosion measures will be utilized, as required, in accordance with Oconee County Ordinances and Regulations at the time of development. All stormwater management measures will be designed and utilized as required by the Oconee County codes and regulations at the time of construction.

Rezone Narrative - Annette Nelson  
2821 Flat Rock Road, Watkinsville, GA Page 2 of 4

## TOTAL NUMBER OF PROPOSED LOTS / BUILDINGS

One single-family residential lot and 1 single-family home is being proposed

## ARCHITECTURAL THEME OF PROJECT / BUILDING AND FAÇADE MATERIALS

A single-family house with a minimum of 1,924 SF of heated space. The proposed home facades will consist of typical and traditional southern farm-house style construction that include cement fiberboard (hardy plank) board and batten siding, masonry base, wood accents, metal accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on roof pitches and home style. The house is planned to be a farm-house with big porches to enjoy the beautiful pastures and country side.

## AVERAGE OF PROPOSED HOUSE

The average cost of the proposed house will approximately \$476,500.

## RANGE / AVERAGE SQUARE FOOTAGE OF PROPOSED HOUSE

The proposed range of heated square footage of the proposed house will 1,924 to 2,100 SF.

## ESTIMATED VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of \$455,000 to \$497,000 at completion.

## TYPE OF OWNERSHIP

A new fee simple lot, minimum 2 acres, is being proposed. The proposed home and lot will be privately owned and maintained.

## MAINTENANCE OF COMMON OPEN SPACE / OPEN SPACE AREAS

There is no common or open space proposed for this development.

## BUFFERS

There are no required buffers associated with this rezone request since all surrounding properties and uses are compatible with the proposed request.

## SIDEWALKS AND CURB &amp; GUTTERS

There are no required or proposed sidewalks of curb & gutter other than normal and customary walkways associated with a residence.

Rezone Narrative - Annette Nelson  
2821 Flat Rock Road, Watkinsville, GA Page 3 of 4



## AMENITY / RECREATION AREAS

No public amenity or recreational areas are being proposed with this request. The proposed home will be located on site to take advantage of beautiful scenery and sunset.

## ARCHITECTURAL SKETCHES / PHOTOS, SIGN AND LANDSCAPING

The proposed residential lot will be designed or acquired to be southern farm-house in style. Large relaxing porches overlooking vast and beautiful pastor is planned for this lot. Metal or asphalt shingles roof depending on the style or materials of the house is being proposed. There are no signs proposed for this request or site.

## SCHEDULE

The following is a tentative schedule for the proposed development:

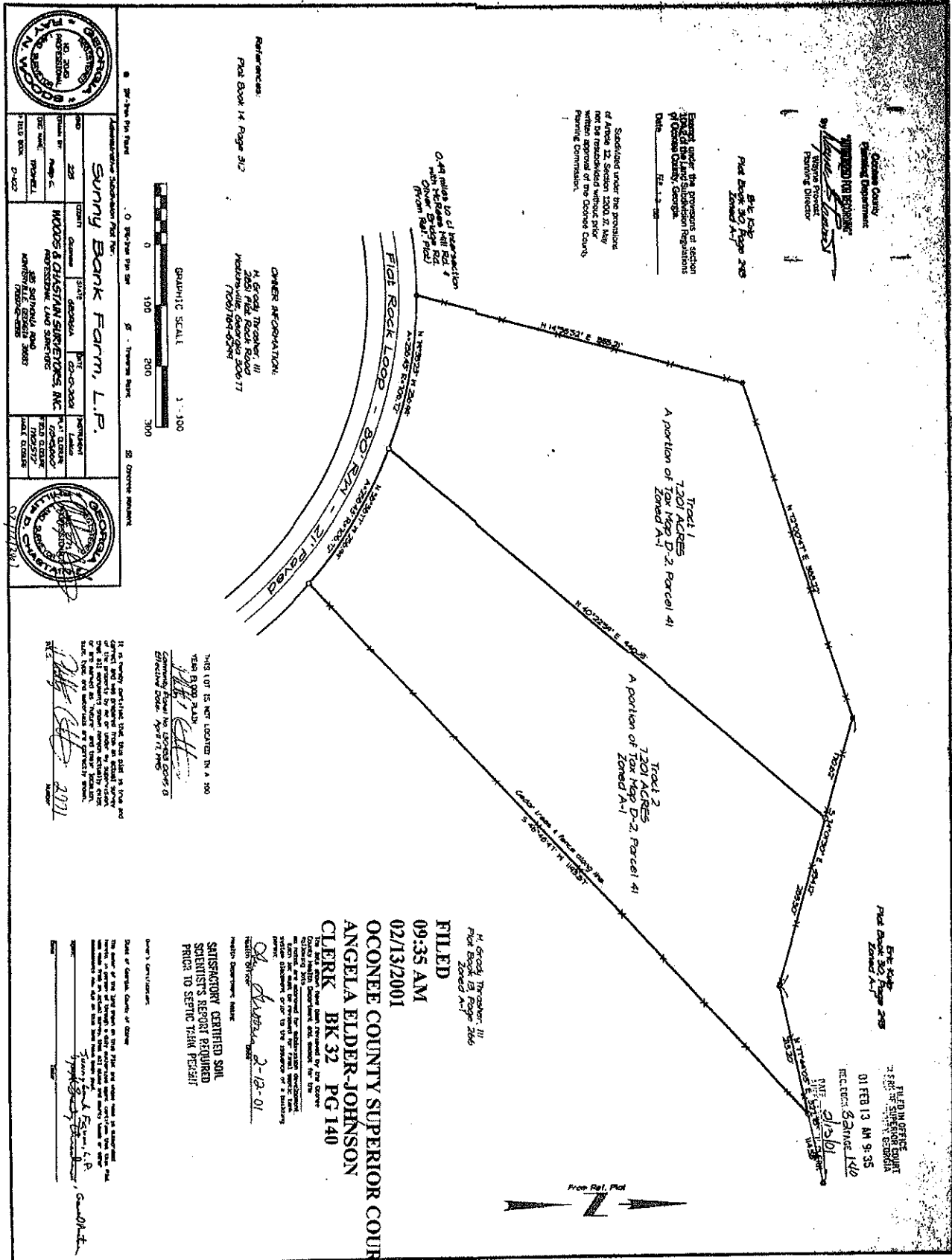
Proposed Development: 1-2 years



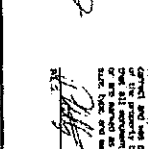
ARCHITECTURAL IMAGES



PLAT



Administrative Subdivision Plat No.		SUNNY BANK FARM, L.P.	
NO. 200	200	DATE	02-03-01
OWNER	MOORE & CHRISTIAN SURVEYORS, INC.	PROFESSIONAL LAND SURVEYOR	NO. 1000
DATE	02-03-01	PLAT NO.	200
PLAT NO.	200	PLAT NO.	200



It is hereby certified that this plat is true and correct and was prepared from a correct survey and that the same has been filed for record in the office of the Clerk of the Superior Court of Oconee County, Georgia, and that the same is a true and correct copy of the original as filed.

*[Signature]* 2/11/01

THIS LOT IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

*[Signature]*

Survey No. 1000

Survey No. 1000

Survey No. 1000

Survey No. 1000

References:  
Plat Book 14 Page 312

OWNER INFORMATION:  
N. Grody Theacher, III  
2005 Pine Rock Road  
Milledgeville, Georgia 30651  
(706) 686-0504

GRANULIC SCALE  
0 100 200 300

0 100 200 300

THIS LOT IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

*[Signature]*

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*[Signature]*

Survey No. 1000

Survey No. 1000

Survey No. 1000

Survey No. 1000

Survey No. 1000









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

**REZONE CASE #:** P22-0064

**DATE:** May 6, 2022

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

**APPLICANT NAME:** Abe Consulting Inc.

**PROPERTY OWNER:** Annette Nelson

**LOCATION:** 2821 Flat Rock Road

**PARCEL SIZE:** ±2.02 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 a ±2.02-acre lot for a single-family residence.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** May 16, 2022

**BOARD OF COMMISSIONERS:** June 7, 2022

**ATTACHMENTS:**

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

## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The property has been zoned AG since the original adoption of the zoning map in 1968
- A single-family home was built in 1930
- A pool and concrete deck were built in 2010

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Single-family residential/undeveloped	AG (Agricultural District)
<b>SOUTH</b>	Single-family residential	AG (Agricultural District)
<b>EAST</b>	Pasture	AG (Agricultural District)
<b>WEST</b>	Pasture	AG (Agricultural District)

### **PROPOSED DEVELOPMENT**

- The applicant proposes to rezone a portion of the property from AG to AR in order to subdivide one ±2.02-acre lot for a single-family home
- The proposed house would be a minimum of 1,924 heated square feet with traditional southern style construction (see attached representative architectural images).
- The estimated value of the proposed house would be \$455,000 to \$497,000
- The project would be completed in 1 to 2 years

### **PROPOSED TRAFFIC PROJECTIONS**

- An additional 9.57 average daily trips including 0.75AM peak hour trips and 1.01 PM peak hour trips are projected (ITE Trip Generation Manual)

### **PUBLIC FACILITIES**

#### **Water:**

- The proposed lot would be served by public water
- The Water Resources Department has indicated in a letter dated 4/1/2022 that potable water is available at this location

#### **Sewer:**

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

#### **Roads:**

- Access to the proposed lot would be via proposed gravel driveway along Flat Rock 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**

- The proposed driveway onto Flat Rock Road must meet UDC Section 1012 for sight distance, separation, drainage, etc.

## OCONEE COUNTY FIRE DEPARTMENT

- No comments

## OCONEE COUNTY WATER RESOURCES DEPARTMENT

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

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## **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 and range from 2-5 acre residential lots with a few larger agricultural tracts of 50 acres or more. Primary land uses in the area are agricultural and single-family residential. Staff holds that the proposed residential lot is 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 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;**  
Impact from one additional residence on community facilities such as streets, schools, and water is anticipated to be minimal. No additional demand on sewer services is anticipated.
  - 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 residential lot 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 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 use is consistent with the stated purpose of the requested 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 Rural Places Character Area ([2040 Character Areas Map](#)). This Character Area is 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](#)). This Character Area typically supports residential lot sizes of 5 acres or larger, however, the Comprehensive Plan also specifies that in Rural Places, “Important factors in considering a rezoning include the condition and level of service provided by road access to the property (higher level of service may support higher density), the location of the property relative to other Character Areas (Country Estates or Agricultural Preservation), and the existing uses and zoning of other properties in the area ([2018 Comprehensive Plan p. 32](#)). Given that the low-impact nature of the request and the subject property’s location near the border between Rural Places and Country Estates Character Areas, staff holds that the proposal is in conformity 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.
2. The owner, all at owner’s expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner’s development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.



# 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: ABE Consulting Inc./Abe Abouhamdan

Address: 2410 Hog Mountain Road Ste 103  
(No P.O. Boxes)  
Watkinsville, GA 30677

Telephone: (706)-613-8900

Email: Abe@ABEConsultingInc.com

## Property Owner

Name: Annette Nelson

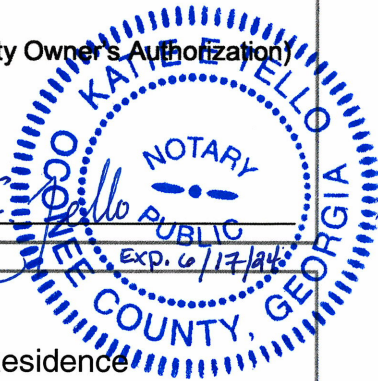
Address: 2821 Flat Rock Road  
(No P.O. Boxes)  
Watkinsville, Ga 30677

Telephone: (706)-310-7065

**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: 3/21/22 Notarized: [Signature]



## Property

Location: 2821 Flat Rock Road  
(Physical Description)  
Watkinsville, Ga 30677

Tax Parcel Number: Portion of D 02 004IA

Size (Acres): 2.021 Current Zoning: AG

Future Development Map—Character Area Designation: Rural Places

## Use

Current Use: Single Family Residence

Proposed Use: Single Family Residence

## 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

<b>Application</b>	Date Received: _____ Date Accepted: _____	<b>APPLICATION NUMBER</b> <span style="border: 1px solid black; padding: 2px 20px;"></span>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	<b>Planning Commission</b> Date: _____
	Date Submitted: _____ <input type="checkbox"/> Findings Complete	<input type="checkbox"/> Approval <input type="checkbox"/> With Conditions <input type="checkbox"/> Denial
	Posted: _____ Ad: _____ Ad: _____	<b>Board of Commissioners</b> Date: _____
	Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied

Action



## **REZONE NARRATIVE**

**For  
Annette Nelson  
AG to AR Zoning Request**

**2821 Flat Rock Road  
Watkinsville, Watkinsville, GA 30677  
Tax Parcel# D 02-004IA  
Approximately 7.201-Acre Parcel**

**SUBMITTED BY:**

**ABE CONSULTING, INC.  
ABE ABOUHAMDAN, P.E., F.ASCE  
2410 HOG MOUNTAIN ROAD, SUITE 103  
WATKINSVILLE, GA. 30677  
Phone: 706-613-8900  
Fax: 706-425-9631**

**March 21, 2022**



## REZONE NARRATIVE

for

**AG to AR Rezone Request – Annette Nelson**

**Tax Parcel#: Portion of D 02-004IA, approximately 2.021 Acres  
2821 Flat Rock Road, Watkinsville, GA 30677**

March 21, 2022

### PROPOSED USE

This rezone is being requested to allow an existing 7.201-acre lot to be subdivided to allow for 1 additional residential lot with a minimum of 2 acres. The request is being made to rezone approximately 2.021 acres from AG to AR. The remaining 5.180 acres will remain as AG. The proposed AR lot will be used for a single-family residence as allowed under the Oconee County Zoning Ordinances for AR zoning classification. The proposed house will be a minimum of 1,924 SF heated space.

The proposed home facades will consist of typical and traditional southern style construction that include cement fiberboard (hardy plank) board and batten siding, masonry base, wood accents, metal and / or copper accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on roof pitches and home style. The house is planned to be a farm-house with big porches to enjoy the beautiful pastures and country side.

- Total Rezone Acreage is approximately: 2.021 Acres

<u>Adjacent Land Use and Zoning:</u>		<u>Uses</u>
to the North-	AG	Vacant & Residential Single Family
to the East-	AG	Vacant
to the South-	AG & R/W	Residential Single Family
to the West-	AG	Vacant

- Existing Zoning: AG
- Existing Use: Single Family Home
- Proposed Zoning: AR for approximately 2.021-acre lot
- Proposed Use: 1 Additional Single-Family Lot

The proposed building will be constructed in one phase.

### TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7<sup>th</sup> Edition. Traffic projections are estimated based on Single Family Detached category as follows:

Total ADT: 9.57 trips per day (TPD)

TPD = Trips per Day. i.e. each visit is counted as 2 trips. Therefore, 9.57 TPD indicates approx. 4.8 visits per day to / from the home.

AM Peak: 0.75 trips  
PM Peak: 1.01 trips

A new driveway will be construction from the R/W of Flat Rock Road for the proposed single-family lot per Oconee County Standards. Based on the above ADT, the proposed residential lot will have minimal impact to existing roadway infrastructure.

## **SCHOOLS**

Minimum impact to schools is anticipated since the proposed request involves adding a single-family residence on a large lot. In addition, the proposed house value will increase the tax digest to offset the school and other County operational costs.

## **WATER AND SEWER**

Public water will be utilized for the project. A public water main is available within the right-of-way (R/W) of Flat Rock Road. Sewerage will be handled by a private on-site septic system. Level III Soil testing has been performed on site and found to be suitable for on-site septic system. The proposed septic system will be placed in suitable soil areas as required by the Environmental Health and Oconee County Regulations.

Water & sewer demands have been estimated to be as following:

- |          |   |
|----------|---|
| 1. Water | 208 GPD (gallons per day, GPD)                    |
| 2. Sewer | 0 GPD (provided by private on-site Septic System) |

## **PROPOSED UTILITIES**

Existing available utilities will be used for the proposed home. Garbage service will be provided by a local private company. Cable, phone and internet services will be provided AT&T. Power service will be provided by Walton EMC. Water service will be provided by Oconee County Water Resources Department.

## **STORMWATER RUNOFF / DRAINAGE**

Drainage patterns will closely match existing contour patterns. Minimum increased stormwater runoff from site will be mitigated on site over grassed and landscape areas thru sheet flow patterns. Stormwater management and soil erosion measures will be utilized, as required, in accordance with Oconee County Ordinances and Regulations at the time of development. All stormwater management measures will be designed and utilized as required by the Oconee County codes and regulations at the time of construction.

## **TOTAL NUMBER OF PROPOSED LOTS / BUILDINGS**

One single-family residential lot and 1 single-family home is being proposed

## **ARCHITECTURAL THEME OF PROJECT / BUILDING AND FAÇADE MATERIALS**

A single-family house with a minimum of 1,924 SF of heated space. The proposed home facades will consist of typical and traditional southern farm-house style construction that include cement fiberboard (hardy plank) board and batten siding, masonry base, wood accents, metal accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on roof pitches and home style. The house is planned to be a farm-house with big porches to enjoy the beautiful pastures and country side.

## **AVERAGE OF PROPOSED HOUSE**

The average cost of the proposed house will approximately \$476,500.

## **RANGE / AVERAGE SQUARE FOOTAGE OF PROPOSED HOUSE**

The proposed range of heated square footage of the proposed house will 1,924 to 2,100 SF.

## **ESTIMATED VALUE OF PROJECT AT COMPLETION**

The proposed project has an estimated value in today's dollars of \$455,000 to \$497,000 at completion.

## **TYPE OF OWNERSHIP**

A new fee simple lot, minimum 2 acres, is being proposed. The proposed home and lot will be privately owned and maintained.

## **MAINTENANCE OF COMMON OPEN SPACE / OPEN SPACE AREAS**

There is no common or open space proposed for this development.

## **BUFFERS**

There are no required buffers associated with this rezone request since all surrounding properties and uses are compatible with the proposed request.

## **SIDEWALKS AND CURB & GUTTERS**

There are no required or proposed sidewalks of curb & gutter other than normal and customary walkways associated with a residence.



## **AMENITY / RECREATION AREAS**

No public amenity or recreational areas are being proposed with this request. The proposed home will be located on site to take advantage of beautiful scenery and sunset.

## **ARCHITECTURAL SKETCHES / PHOTOS, SIGN AND LANDSCAPING**

The proposed residential lot will be designed or acquired to be southern farm-house in style. Large relaxing porches overseeing vast and beautiful pastor is planned for this lot. Metal or asphalt shingles roof depending on the style or materials of the house is being proposed. There are no signs proposed for this request or site.

## **SCHEDULE**

The following is a tentative schedule for the proposed development:

Proposed Development:      1-2 years

# **Representative Architectural Elevations / Facades**

**Rezone Request for Ms. Annette Nelson**

2821 Flat Rock Road, Watkinsville, GA 30677



































## **ZONING IMPACT ANALYSIS**

For

**Ms. Annette Nelson  
AG to AR Rezone Request**

2821 Flat Rock Road, Watkinsville, GA 30677  
**Approximately 2.021-Acre Parcel – Tax Parcel # Portion of D 02-0041A**

March 21, 2022

### **Section 1207.01 Standards for Rezoning Consideration**

- 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 proposed use is very suitable in view of the existing uses of adjacent properties. Adjacent properties are currently zoned AG, but the majority have single family residences or vacant. The proposed single-family home on an overall low-density lot (2 houses on 7.201 acres overall) is consistent with uses in the vicinity. There are AR and R-1 subdivision and uses in the close proximity to the subject.*

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

*The existing property values are based on current zoning that is very limiting in terms of allowed uses. This is due to the existing AG zoning with 7.201-acre lot. The subject property cannot be subdivided under the current AG zoning classification. The rezone request is made to rezone 1 addition lot to AR with a minimum of 2-acre area. The remaining approximately 5.180 acres will remain as AG. Furthermore, the subject is surrounded by several single-family homes. Currently, the land is not being farmed and its value is greatly diminished to the inability to be subdivided for an AR use.*

*The property value will be greatly improved once rezoned, which allows for a new AR lot.*

- C. The extent to which the zoning proposal promotes the health, safety, morals, or general welfare of the public with considerations to:**

- (1) Population density and effect on community facilities such as streets, schools, water and sewer:

- *The site will be accessed from a paved County Road which is in good condition.*
- *Impact to schools will be minimal since only 1 new home is proposed on a 2-acre minimum lot. Also, the tax base would be increased to mitigate the minimum increase of student population. Water impacts will be minimum since the proposed home would utilize very little water demands. The value of the new lot and home will be more than adequate to offset County and School operational costs.*
- *Total number of trips estimated for the development based on Single Family Detached classification per ITE (Institute of Transportation Engineers) Trip Generation Manual, 7th Edition, is as follows:*
- *Total Estimated ADT (Average Daily Trips, one way): 9.57 TPD*  
  
*TPD = Trips per Day. i.e. each visit is counted as 2 trips. Therefore 9.57 TPD indicate approximately 4.8 visits per day to the site.*  
  
*Total AM Peak Hour: 0.75 trips*  
*Total PM Peak Hour: 1.01 trips*
- *The site will be served with Oconee County Water service and a private on-site septic system. Total estimated water demand is listed below:*
  - *Water: 208 GPD*
  - *Sewer: 0 GPD (private on-site septic system)*
- *Waste disposal will be picked up by private haulers and disposed of at a properly permitted facility.*

(2) Environmental Impact:

*Minimum increase of stormwater runoff is anticipated. This increase will be mitigated by utilizing natural areas and grassed and landscape areas. Sheet flow is anticipated for on-site runoff measures. Home site development will be done per Oconee County standards at time of development. Furthermore, the site does not contain any sensitive environmental areas such as streams, lakes or wetlands. Best Management Practices (BMP's) will be implemented during construction per Oconee County Ordinances and Regulations. Minimum to no environmental impact is anticipated as result of this request.*



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

*There will be no negative impact to adjacent property values since the request will be consistent with existing uses in the area. Having a low density of 2 total houses (1 existing & 1 proposed) on an overall 7.201-acre lot provides a great way to compliment the overall vicinity area. Only 1 lot is being added with a minimum of 2.021 acres. Setting the proposed house, a great distance from the roadway, will further enhance the moral and general welfare of the public.*

**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 had been un-zoned or zoned AG. Over the past 15-20 years, numerous residential developments and homes have been developed in the vicinity. Currently, the site has only 1 residence. Other areas in the vicinity have similar or hire zoning classifications and uses than what is being proposed on the subject property. There are residential subdivisions that had been developed in the vicinity of the subject site.*

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

*The requested use under AR zoning classification is limited to the uses listed in current UDC for AR. The rezone request is made to allow for a minor subdivision of 1 additional lot that is 2-acre minimum in size, which is consisted with the AR zoning classification. The remainder of the parent tract approximately 5.180 acres will remain unchanged as AG.*

**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.**

*The proposed request conforms closely to established land use patterns. This is evident by the presence of various residential homes and subdivisions in the vicinity area.*

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

*The proposed request conforms established land use patterns. This is evident by the presence of various residential homes and nearby subdivisions in the vicinity area. The subject lot is at the very tip of the future land use map as designated for Rural Places. The existing land use patterns and setting the house way off the road with a low-density proposal conforms to the intent of the County Comprehensive Plan*

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

*There are a few or no undeveloped parcels in the area that are available for sale or development. This request is made to allow for 1 additional lot, 2-acre minimum, to be utilized for a single-family residence. The request allows the current Owner of the subject property to build a home and remain site. The Owner has been living on site and enjoying the beautiful country side for about 16 years.*



# Rezone # P22-0064 - Annette Nelson

Parcel #  
Portion of  
D-02-004IA

*Portion of  
D-02-004IA*

*Flat Rock Rd*

1:2,121

0 200 400 800 1,200 1,600

Feet





**Zoning**

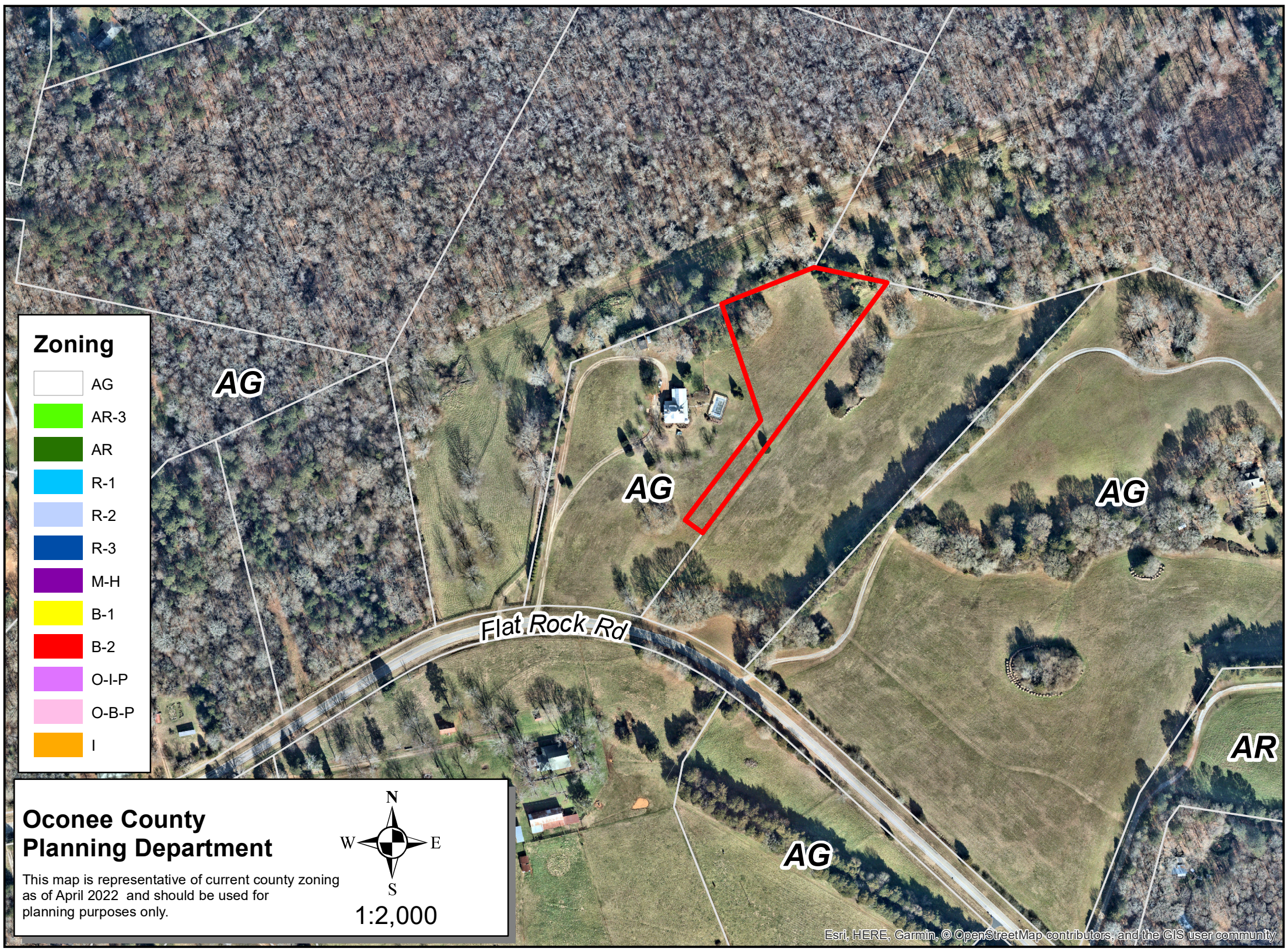
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

**Oconee County  
Planning Department**

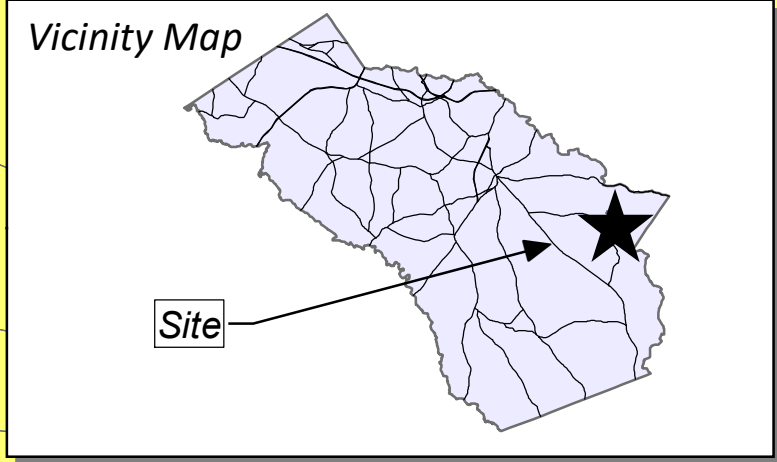
This map is representative of current county zoning as of April 2022 and should be used for planning purposes only.



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

0 120 240 480 720 960 Feet

**Country Estates**



**Rural Places**

**Legend**

- Agricultural Preservation
- Rural Places
- Country Estates
- Suburban Neighborhood
- Neighborhood Village
- Community Village
- Corridor Commercial
- Civic Center
- Technology Gateway
- Regional Center

Flat Rock Rd

Oconee County Planning Department

**"AUTHORIZED FOR RECORDING"**

By Wayne Provost  
Wayne Provost  
Planning Director

Eric Kulp  
Plat Book 30, Page 243  
Zoned A-1

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date FEB 13 2001

Subdivided under the provisions of Article 12, Section 1200.17, May not be resubdivided without prior written approval of the Oconee County Planning Commission.

Tract 1  
7.201 ACRES  
A portion of Tax Map D-2, Parcel 41  
Zoned A-1

Tract 2  
7.201 ACRES  
A portion of Tax Map D-2, Parcel 41  
Zoned A-1

0.44 miles to CI intersection with McReese Mill Rd. & Oliver Bridge Rd. (From Ref. Plat)

Flat Rock Loop - 80' R/W - 21' Paved

OWNER INFORMATION:  
H. Grady Thrasher, III  
2851 Flat Rock Road  
Watkinsville, Georgia 30677  
(706) 764-6249

References:  
Plat Book 14, Page 312

GRAPHIC SCALE 1" = 100'

0 100 200 300

© IPF-Iron Pin Found    ○ IPS-Iron Pin Set    ✕ - Traverse Point    ☒ Concrete Monument

Administrative Subdivision Plat For:  
**Sunny Bank Farm, L.P.**

IND: 225	COUNTY: Oconee	STATE: GEORGIA	DATE: 02-12-2001	INSTRUMENT: Leko
DRAWN BY: Philip C.	WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS			PLAT CLOSURE: 11345060
DWG NAME: TROMELL	125 SMITHSONIA ROAD WINTERVILLE, GEORGIA 30683 (706) 742-8996			FIELD CLOSURE: 17045172
FIELD BOOK: D-102				ANGLE CLOSURE:

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.

PLS. Philip C. 2771

Effective Date: April 17, 1995

FILED  
09:35 AM  
02/13/2001  
OCONEE COUNTY SUPERIOR COURT  
ANGELA ELDER-JOHNSON  
CLERK BK 32 PG 140

The lots shown have been reviewed by the Oconee County Health Department and, except for the following lots, as noted, are approved for subdivision development. Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.

Health Officer: Ann Kroon 2-12-01  
Date

Health Department Notes:  
**SATISFACTORY CERTIFIED SOIL SCIENTIST'S REPORT REQUIRED PRIOR TO SEPTIC TANK PERMIT**

Owner's Certification:  
State of Georgia, County of Oconee  
The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that 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.  
Sunny Bank Farm, L.P.  
H. Grady Thrasher, III, General Partner  
Agent: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
OCONEE COUNTY, GEORGIA  
01 FEB 13 AM 9:35  
REC. BOOK 32 PAGE 140  
DATE 2/13/01  
BY 32110  
11438

Eric Kulp  
Plat Book 30, Page 243  
Zoned A-1

H. Grady Thrasher, III  
Plat Book 13, Page 266  
Zoned A-1

From Ref. Plat



