

**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) pursuant to an application for rezoning of property owned by Taylor and Amanda Jenkins submitted on April 6, 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 Taylor and Amanda Jenkins on April 6, 2022, requesting a rezone of a ±4.00-acre tract of land located at 1351 Colham Ferry Road in the 225th G.M.D., Oconee County, Georgia, (a portion of tax parcel no. C-04-026), 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) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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.

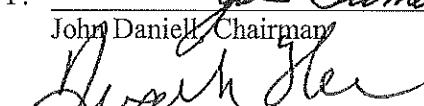
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on July 18, 2022, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 2, 2022.

ADOPTED AND APPROVED, this 2nd day of August, 2022.

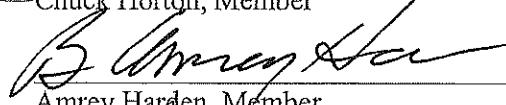
OCONEE COUNTY BOARD OF COMMISSIONERS

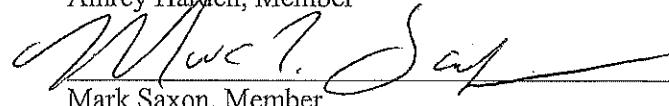
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

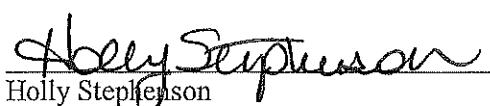

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P22-0077

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP

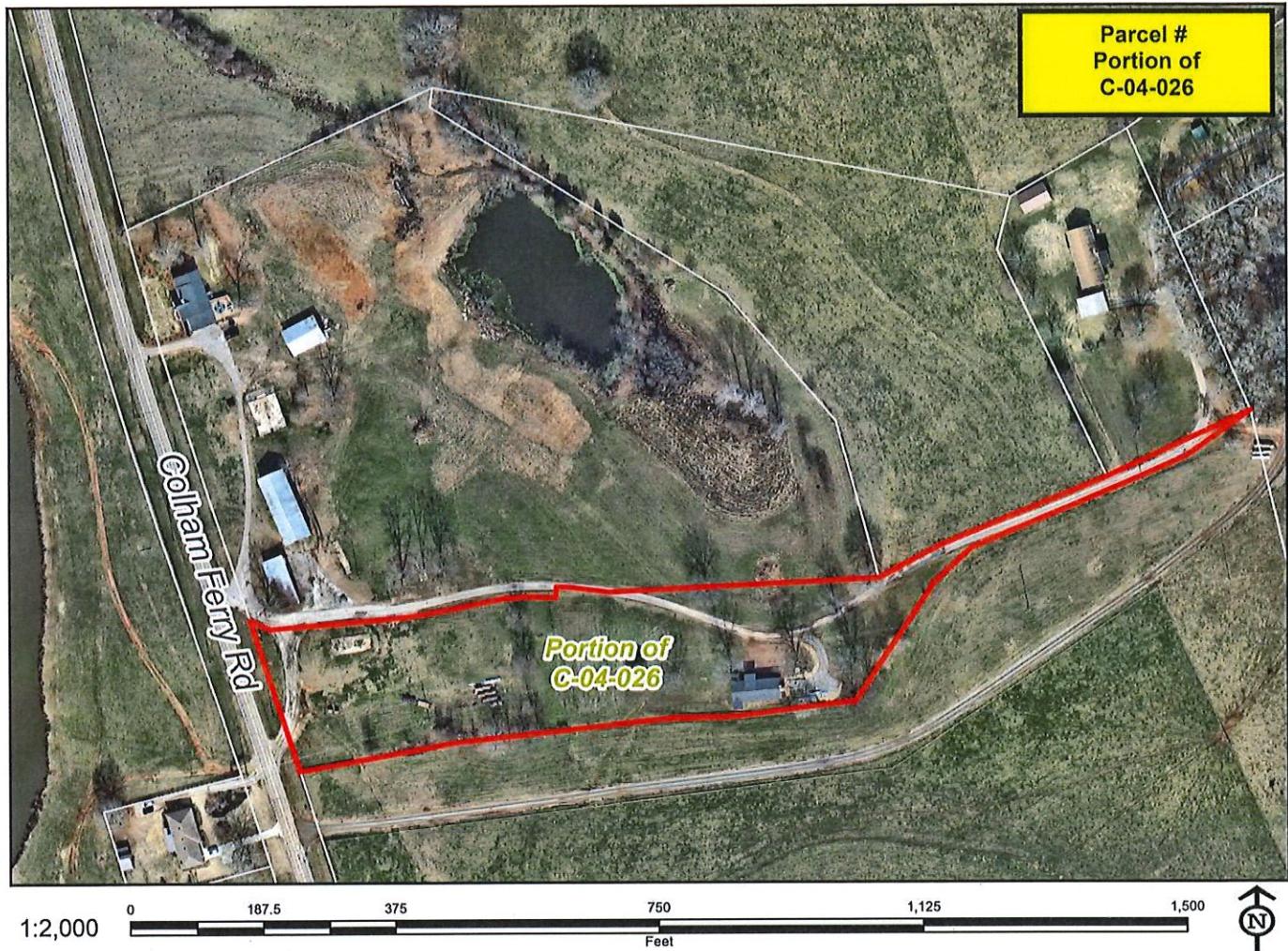


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LEGAL DESCRIPTION

Tract 2 Legal Description:

Commencing at a point in the centerline intersection of Colham Ferry Road and Green ferry Road; thence North 10°42'57" East a distance of 1,658.28 feet to a 1/2" rebar at the True Point of Beginning, on the right of way of Colham Ferry Road; thence along said right of way, on a curve concave to the west, having a radius of 12,333.62 feet and being subtended by a chord which bears North 17°25'32" West, a distance of 37.63 feet; thence along said curve an arc distance of 37.63 feet; thence North 17°57'50" West, a distance of 189.55 feet to a 1/2" rebar; thence South 62°00'59" East, a distance of 40.48 feet to a 1/2" rebar; thence North 84°55'03" East, a distance of 168.28 feet to a 1/2" rebar; thence North 80°11'37" East, a distance of 83.02 feet to a 1/2" rebar; thence North 79°37'06" East, a distance of 80.52 feet to a 1/2" rebar; thence North 89°05'15" East, a distance of 73.83 feet to a 1/2" rebar; thence South 83°18'58" East, a distance of 43.50 feet to a 1/2" rebar; thence South 05°58'42" East, a distance of 178.54 feet to a 1/2" rebar; thence South 84°10'46" West, a distance of 205.75 feet to a 1/2" rebar; thence South 80°19'28" West, a distance of 228.83 feet to the Point of Beginning. Containing 2.000 Acres, more or less.

Tract 3 Legal Description:

Commencing at a point in the centerline intersection of Colham Ferry Road and Green ferry Road; thence North 10°42'57" East a distance of 1,658.28 feet to a 1/2" rebar on the right of way of Colham Ferry Road; thence North 80°19'28" East, a distance of 228.83 feet to a 1/2" rebar; North 84°10'46" East, a distance of 205.75 feet to a 1/2" rebar at the True Point of Beginning; thence North 05°58'42" West, a distance of 178.54 feet to a 1/2" rebar; thence North 05°58'42" West, a distance of 16.40 feet to a pk nail in drive; thence South 83°18'58" East, a distance of 34.57 feet to a pk nail in drive; thence South 77°04'43" East, a distance of 41.95 feet to a pk nail in drive; thence North 85°45'33" East, a distance of 341.31 feet to a 1/2" rebar; thence North 62°39'47" East, a distance of 98.38 feet to a 1/2" rebar; thence North 68°19'04" East, a distance of 256.12 feet to a 1/2" rebar; thence North 65°53'21" East, a distance of 223.99 feet to a 1/2" rebar; thence South 55°04'56" West, a distance of 111.61 feet to a 1/2" rebar; thence South 66°43'32" West, a distance of 180.21 feet to a 1/2" rebar; thence South 68°36'46" West, a distance of 150.25 feet to a 1/2" rebar; thence South 48°19'11" West, a distance of 71.33 feet to a 1/2" rebar; thence South 34°17'31" West, a distance of 202.84 feet to a 1/2" rebar; thence South 83°08'43" West, a distance of 174.98 feet to a 1/2" rebar; thence South 89°20'33" West, a distance of 86.46 feet to a 1/2" rebar; thence South 84°10'46" West, a distance of 100.95 feet to the Point of Beginning. Containing 2.000 Acres, more or less.

EXHIBIT "A" TO REZONE NO. P22-0077

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NARRATIVE

Taylor Jenkins Planning Request Narrative

4-5-2022

My name is Taylor Jenkins. I am the owner of Farm441 and Taylor Made Turf. My wife, Amanda Jenkins, has been a kindergarten teacher at Colham Ferry Elementary School the majority of her 25 years in education. I'm reaching out to OC Planning to request rezone from AG to AR to section off two parcels of our land. We own 16.135 acres just past Colham Ferry Elementary and want to keep it in our family. Our property address for the 16.135 acres is listed with the county as 1351 Colham Ferry Road. The Tax Parcel # is C04026. We are requesting to change the zoning from AG to AR for 2-2 acre lots on our total 16.135 acre property (the 1407 home (Tract #3) and the building lot (Tract #2--address TBD)).

The current property has 2 existing wells. The 1407 house has a septic tank and the new build would also have a septic tank.

The projected impacts to local traffic would be two vehicles. The impacts to the school system would be one additional child, our great nephew. He will begin Kindergarten at Colham Ferry Elementary School in two years. The estimated ADT would be 10 additional daily trips.

The proposed architecture of the home would be a modern farmhouse with professional landscaping. The adjacent land uses are agricultural on the remaining 12 acres of our land, the 2 parcels to the right of the property are also agricultural. The parcels across the street are AR-1 Ag/Residential.

The proposed schedule would be to begin construction as soon as rezone is approved. Our builder is ready to begin construction. He estimates it will take 7-9 months to complete.

My wife and I wanted to move my parents closer from South Georgia. We purchased this farm and made that happen. They currently live in the 1407 house on the back of the property. We would like to build a house on the front corner of the property on 2 acres for ourselves and our 3 children. Our niece and her husband sold their house in Stone Shoals and would like to purchase the house my parents are currently in, which is located on our property at 1407 Colham Ferry Road with 2 acres. We would then like to move my parents into the home on the property that we renovated, located at the address 1341 Colham Ferry Road. The property would remain in our family with the only sale being to my niece, Sarah, and her husband, Luke. They have one 2 year old son and another baby boy on the way in July.

Thank you,

Taylor Jenkins
705-461-4450
omjenks44@gmail.com

EXHIBIT "A" TO REZONE NO P22-0077

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ARCHITECTURAL IMAGES

Taylor and Amanda Jenkins
Architectural Sketches, Photos & Renderings
(reverse plan of this photo)



EXHIBIT "A" TO REZONE NO P22-0077

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PLAT

Tax Parcel

C04026

16.135 ac.

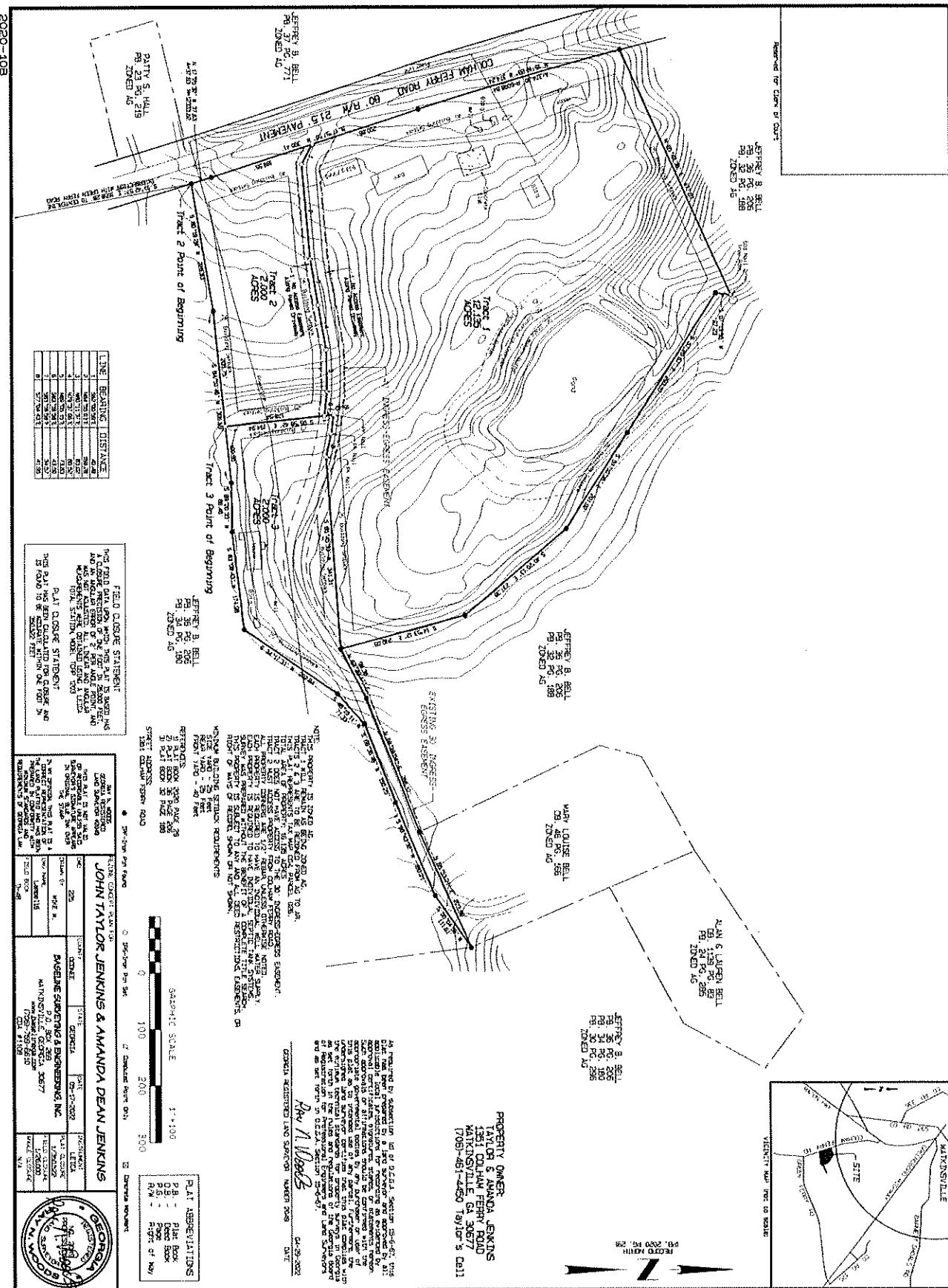
35

John
Ferry
Rd.

EXHIBIT "A" TO REZONE NO P22-0077

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CONCEPT PLAN





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

REZONE CASE #: P22-0077

DATE: July 8, 2022

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

APPLICANT NAME: Taylor and Amanda Jenkins

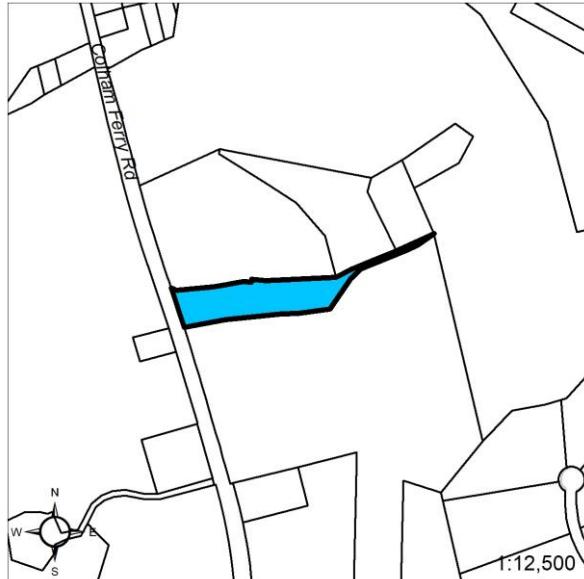
PROPERTY OWNER: Taylor and Amanda Jenkins

LOCATION: 1351 Colham Ferry Road;
portion of tax parcel C-04-026

PARCEL SIZE: ± 4.00 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential/agricultural



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone a 4-acre portion of the property from AG (Agricultural District) to AR (Agricultural Residential District) in order to subdivide the property into three parcels, build a single-family residence, and bring the property into conformance with UDC Sec. 106.06.a.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: July 18, 2022

BOARD OF COMMISSIONERS: August 2, 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

- The property has been zoned AG since the original adoption of the zoning map in 1968
- Two single-family homes were built between 1929 and 1930

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Pasture	AG (Agricultural District) and City of Watkinsville
SOUTH	Pasture/single-family residential	AG (Agricultural District)
EAST	Pasture/single-family residential	AG (Agricultural District) and AR (Agricultural Residential District)
WEST	Pasture/single-family residential	AG (Agricultural District) and AR (Agricultural Residential District)

PROPOSED DEVELOPMENT

- The applicant proposes to rezone a portion of the property from AG to AR in order to subdivide the parcel into three lots
- The proposed subdivision would separate the two existing homes onto separate lots, bringing the property into conformance with UDC Sec. 106.06.a:
 - ***Unified Development Code Section 106.06.a- One principal building or use on a lot***
With respect to single-family detached dwellings, only one principal residence and its customary accessory buildings and structures may be erected on any one lot.
- Below is the breakdown of the proposed use of each tract:
 - **Tract 1:** ±12.13 acres with an existing house and farm. Tract one would remain AG and is not included in the rezone request.
 - **Tract 2:** ±2.00 acres with a proposed single-family dwelling. The architecture would be a modern farmhouse with professional landscaping (see architectural image)
 - **Tract 3:** ±2.00 acres with an existing house
- Construction of the additional home is expected to be completed within 7-9 months.

PROPOSED TRAFFIC PROJECTIONS

- An additional 9 average daily trips are estimated (10th Edition ITE Trip Generation Manual)

PUBLIC FACILITIES

Water:

- All tracts would be served by private wells

Sewer:

- All tracts would be served by private septic systems

Roads:

- Tract 1 would be accessed through an existing driveway off Colham Ferry Road.
- Tract 2 would be accessed through a new driveway off Colham Ferry Road.
- Tract 3 would be accessed through an existing private access drive off of Colham Ferry Road. A one-foot no-access easement along the private access drive would prohibit access to tracts 1 and 2 from this driveway.

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 medium to large agricultural/single-family residential tracts zoned AG or AR. 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;

A small change in demand for community facilities is anticipated from the construction of one additional residence. No impact on water or sewer services is anticipated due to utilization of private wells and septic systems.

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

(AJ) (TD)

Change in Conditions of Approval for Case # _____

Special Use Approval for: _____

in the _____ Zoning District

Applicant

Name: Taylor and Amanda Jenkins

Address: 1351 Colham Ferry Rd.
(No P.O. Boxes)
Watkinsville, GA 30677

Telephone: 706-461-4450

Email: amjenks44@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: Melinda A. Patterson Date: 4-5-22 Notarized: Melinda A. Patterson



Property

Location: 1351 Colham Ferry Rd.
(Physical Description)

Tax Parcel Number: C040 26 (AJ) (TD)

Size (Acres): 2.000 (TD) Current Zoning: AG

Future Development Map—Character Area Designation: Country Estates (AJ) (TD)

Use

Current Use: AG

Proposed Use: Residential 1/4 ac. lot

of 16,135 ac.

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 Baseline Surveying submitted electronically
- 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: _____

For Oconee County Staff Use Only

Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Date Submitted: _____ Findings Complete

Posted: _____ Ad: _____ Ad: _____

APPLICATION NUMBER _____

Planning Commission Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Taylor Jenkins Planning Request Narrative

4-5-2022

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My wife and I wanted to move my parents closer from South Georgia. We purchased this farm and made that happen. They currently live in the 1407 house on the back of the property. We would like to build a house on the front corner of the property on 2 acres for ourselves and our 3 children. Our niece and her husband sold their house in Stone Shoals and would like to purchase the house my parents are currently in, which is located on our property at 1407 Colham Ferry Road with 2 acres. We would then like to move my parents

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Thank you,

Taylor Jenkins
705-461-4450
amjenks44@gmail.com

Taylor and Amanda Jenkins
Architectural Sketches, Photos & Renderings
(reverse plan of this photo)



Rezone Impact Analyses are your responses to the following questions:

- a. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property. **Yes**
- b. Whether the property to be rezoned has a reasonable economic use as currently zoned. **Yes**
- 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; **Yes**
 - (2) Environmental impact; **Yes**
 - (3) Effect on the existing use, usability and/or value of adjoining property. **Yes**
- 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. **Current house built in 1970s; Land is pasture (lot 2)**
- e. Consistency of the proposed use with the stated purpose of the zoning district that is being requested. **Yes**
- 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. **Yes**
- g. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan. **Yes**
- h. The availability of adequate sites for the proposed use in districts that permit such use **Yes**

Rezone # P22-0077 - Taylor and Amanda Jenkins

Parcel #
Portion of
C-04-026

Colham Ferry Rd

Portion of
C-04-026



1:2,000

0

187.5

375

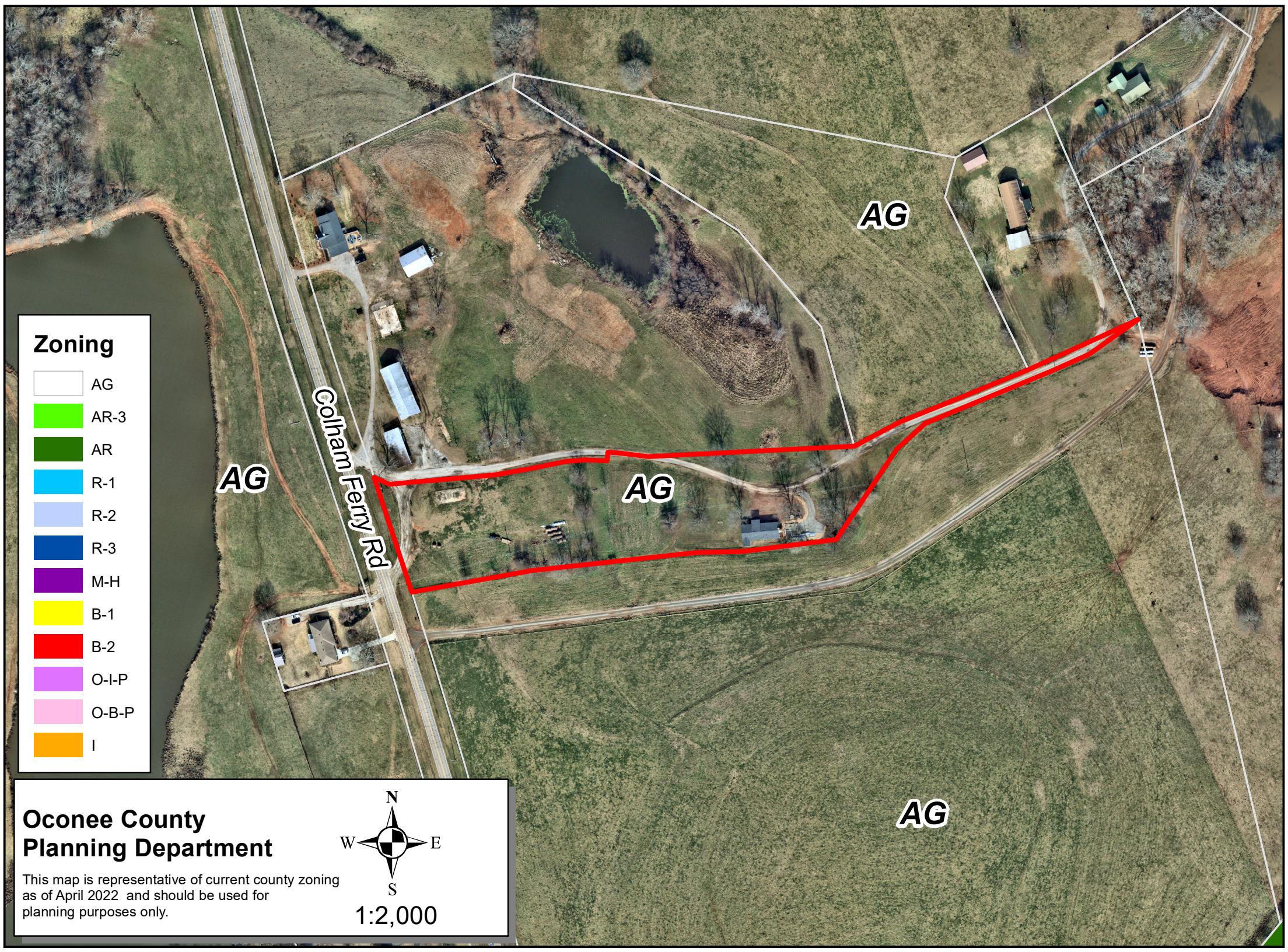
750

1,125

1,500

Feet





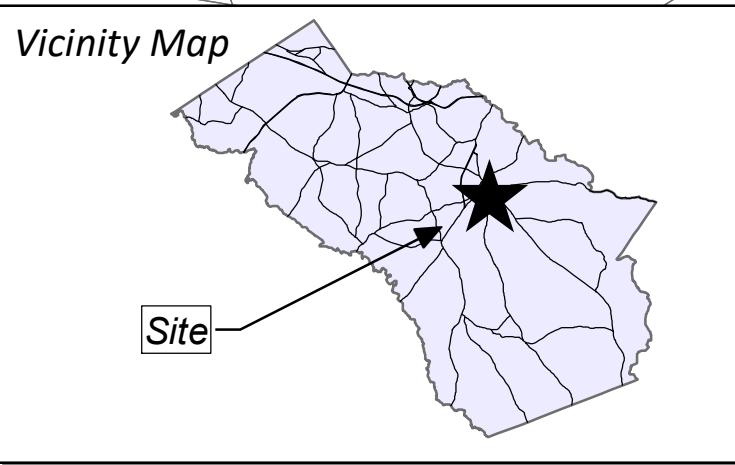
Zoning

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

0 165 330 660 990 1,320
Feet



Colham Ferry Rd

Country Estates

Greene Ferry Rd

