

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AR (Agricultural Residential District) and AG (Agricultural District) to AR pursuant to an application for rezoning of property owned by DGDF Holdings, LLC submitted on April 15, 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 Pittman Engineering on April 15, 2022, requesting a rezone of a ±4.47-acre tract of land located at 1101 Cliff Dawson Road in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. C-02-0371), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. An Ordinance known as the "Unified Development Code of Oconee County, Georgia" as enacted and amended by the Board of Commissioners of Oconee County and the Zoning Maps described therein are hereby amended as follows:

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from classification AR (Agricultural Residential District) and AG (Agricultural District) to AR 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 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.

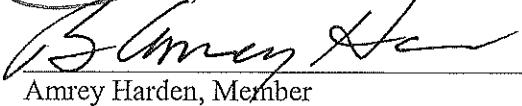
OCONEE COUNTY BOARD OF COMMISSIONERS

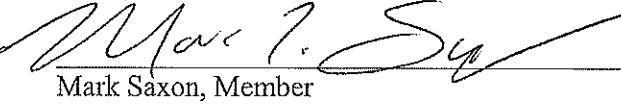
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

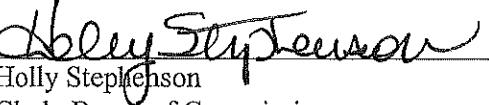

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P22-0085

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

TAX MAP

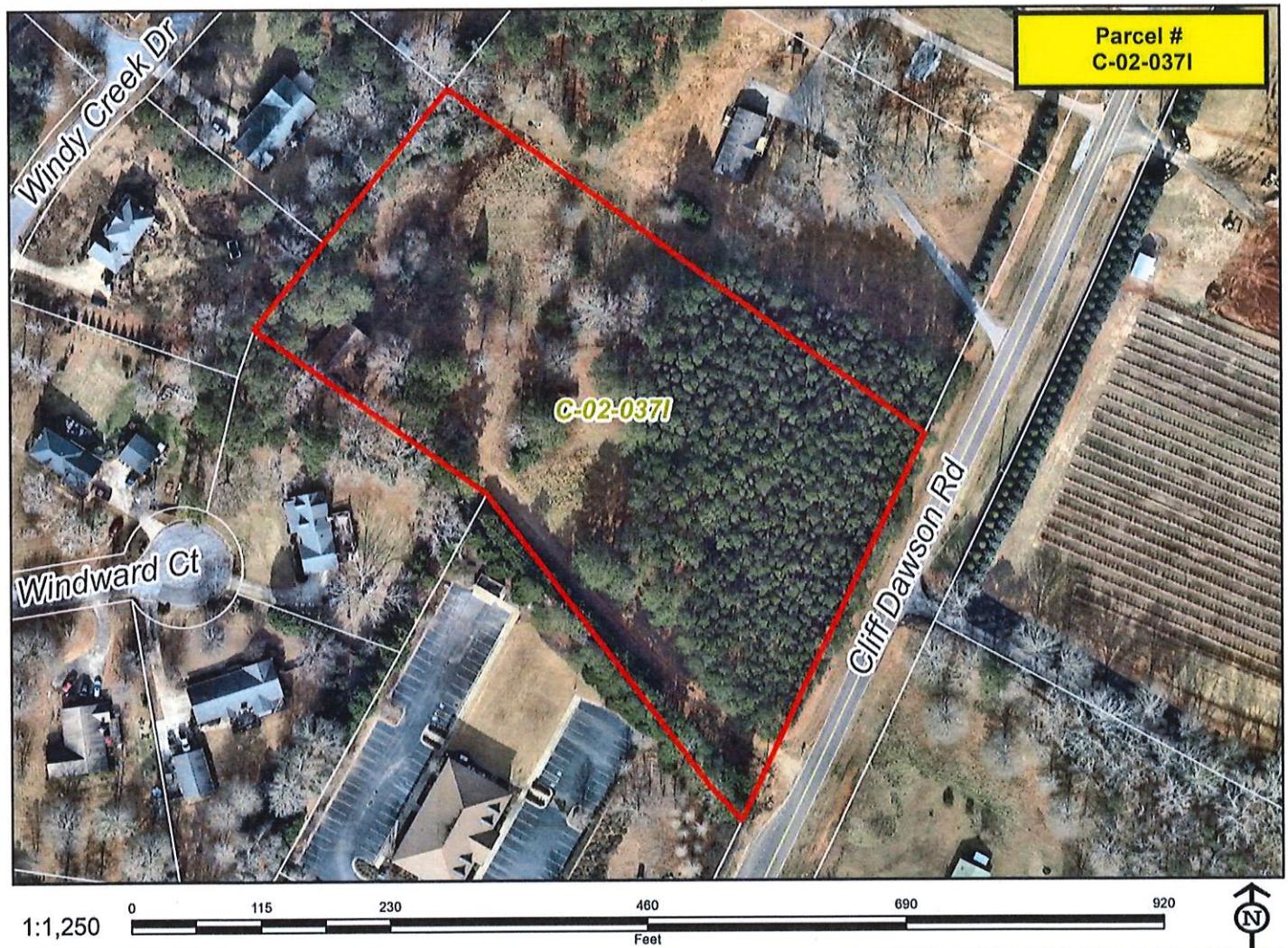


EXHIBIT "A" TO REZONE NO P22-0085

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LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, containing 4.47 acres, more or less, lying and being in the 225th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the centerline intersection of Meadow Lakes Drive and Cliff Dawson Road, thence South 28 degrees 49 minutes 57 seconds West, 709.58 feet to an iron pin being the TRUE POINT OF BEGINNING, thence South 25 degrees 38 minutes 46 seconds West, 440.85 feet to an iron pin, thence North 42 degrees 01 minutes 24 seconds West, 377.46 feet to an iron pin, thence North 54 degrees 21 minutes 50 seconds West, 253.25 feet to an iron pin, thence North 43 degrees, 59 minutes, 37 seconds East, 298.72 feet to an iron pin, thence South 60 degrees 56 minutes 52 seconds East, 505.42 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Tract 1 as depicted on a retracement boundary survey by Baseline Surveying dated 05.07.2021.

EXHIBIT "A" TO REZONE NO P22-0085

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NARRATIVE

1101 CLIFF DAWSON ROAD

REZONE SUBMITTED 04/18/2022

GENERAL DATA

Property Address: 1101 CLIFF DAWSON ROAD
Parcel: C 02 0371
Owner: DGDF HOLDINGS, LLC
Existing Zoning: AGBR (SPLIT ZONED)
Proposed Zoning: AR
Existing Use: Single-Family Residential
Proposed Use: Single-Family Residential
Property Area: 4.47 acres
Rezone Area: 4.47 acres

ADJACENT LAND USES AND ZONING

North – Residential Lots (R-1 & AG)
West – Residential Lots (R-1)
South – Residential Lot (R-1) and Office (OIP)
East – Cliff Dawson Road

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property is 4.47 acres and is currently zoned AR & AG and has a single-family residence. The property owner is DGDF Holdings, LLC. The owner is seeking to rezone the property from AR & AG to AR to create one additional single-family lot.

SITE DESCRIPTION

The property is located at 1101 Cliff Dawson Road. The Character Area for the property and its surrounding properties is identified as 'Suburban Neighborhood' according to the Oconee Future Development Map.

The property consists of an empty tract where a home used to be. The home is no longer there.

PROPOSED USE

The proposed use of the property is for 2 single-family residential lots. Homes will range in size from approximately 2,000 sf. to 2,400 sf. The proposed architectural design theme is a modern farmhouse to French country styling. Predominant exterior materials will be cementitious plank siding or masonry construction. See attached representative architecture photographs of the proposed structures.

ACCESS

Access will be via individual driveways from Cliff Dawson Road.

TRAFFIC IMPACT

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

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)		2	18	2

WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8" water main exists in the right-of-way of Cliff Dawson Road. Estimated water usage is 540 gpd.

SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey will be conducted by a licensed soil scientist before the parcel is subdivided.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

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

STORMWATER MANAGEMENT AND DRAINAGE

Stormwater Management is not required due to this being an administrative subdivision.

IMPACT TO SCHOOL SYSTEM

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

PROJECT SCHEDULE

Once zoning is approved in approximately August 2022 then the additional lot will be created and construction on the 2 homes will begin in late 2022 or early 2023.

BUFFERS

No buffers are required by the OC-UDC.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$1.5 Million.

EXHIBIT "A" TO REZONE NO P22-0085

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ARCHITECTURAL IMAGES



EXHIBIT "A" TO REZONE NO P22-0085

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PLAT

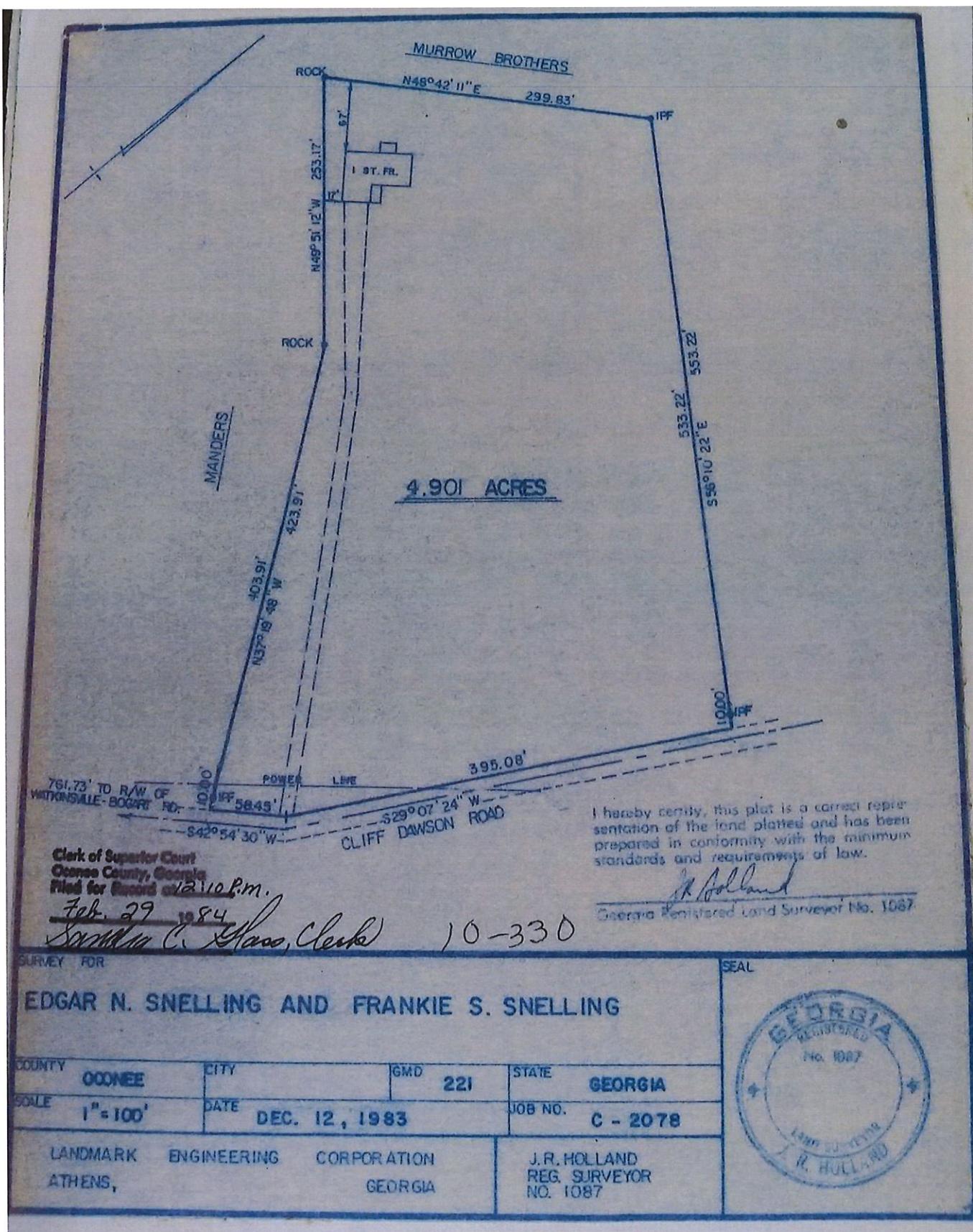
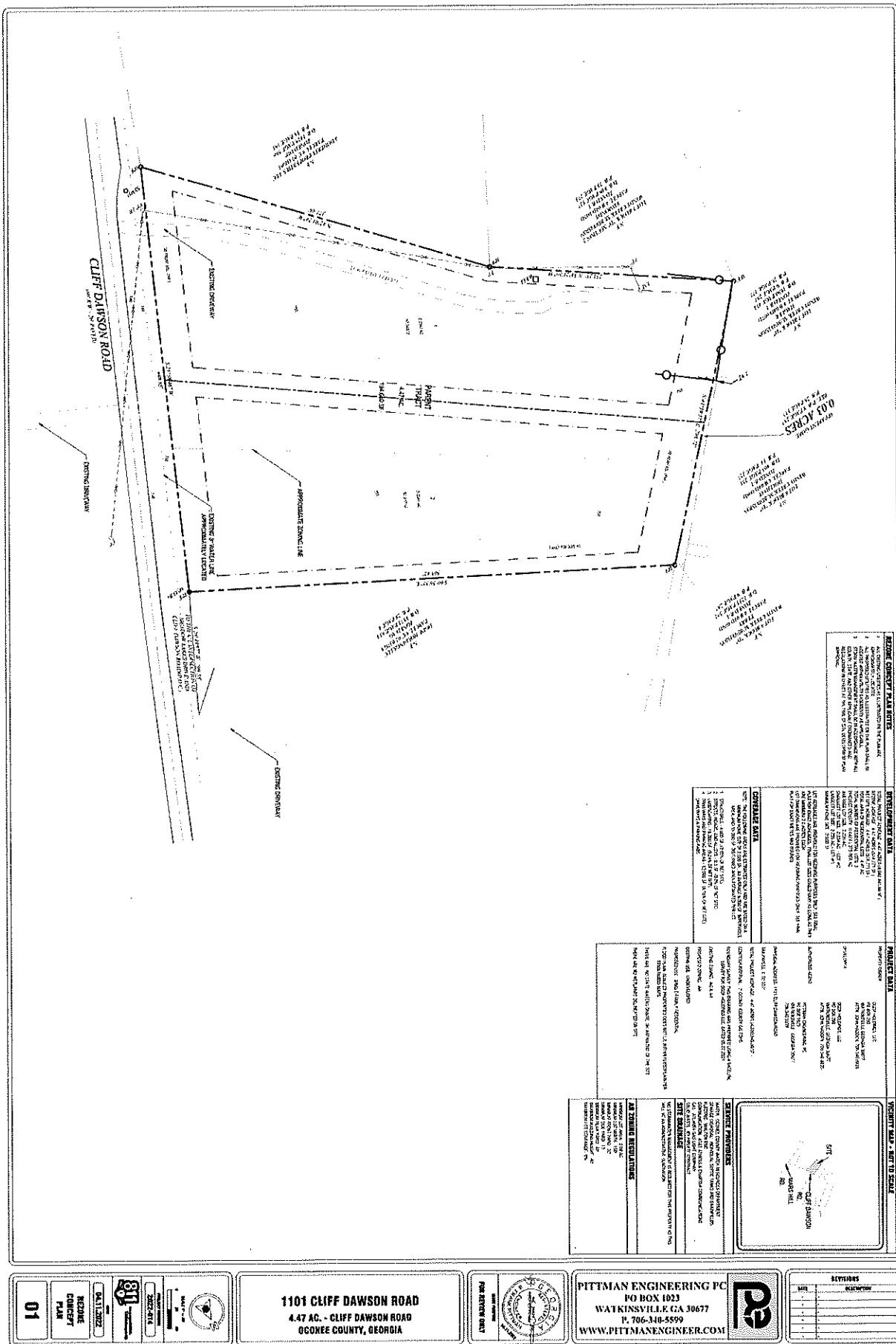


EXHIBIT "A" TO REZONE NO P22-0085

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CONCEPT PLAN





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

REZONE CASE #: P22-0085

DATE: April 8, 2022

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

APPLICANT NAME: Pittman Engineering, PC

PROPERTY OWNER: DGDF Holdings, LLC

LOCATION: 1101 Cliff Dawson Road

PARCEL SIZE: ± 4.47 acres

EXISTING ZONING: AR (Agricultural Residential) & AG (Agricultural District)

EXISTING LAND USE: Undeveloped

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Rezone the property from AG and AR to AR in order to subdivide the property into two single-family residential lots.

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- A portion of the property has been zoned AG since the original adoption of the zoning map in 1968. The remaining portion of the property was rezoned on 4/01/1969 from AG to AR.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residential	AG and AR
SOUTH	Commercial/office space	OIP (Office Institutional Professional District)
EAST	Pasture/agritourism/single-family residential	AG and AR
WEST	Single-family residential	R-1 (Single-Family Residential District)

PROPOSED DEVELOPMENT

- The applicant proposes to rezone the property from AG and AR to AR in order to subdivide the property into two ±2.23 acre lots and build a single-family dwelling on each lot
- The proposed dwellings would be approximately 2,000 to 2,400 square feet
 - The proposed architectural design would be a modern farmhouse/French country style
 - The exterior materials would be cementious plank siding or masonry construction (see architectural images)
- Construction would begin in late 2022 or early 2023
- The estimated project valuation is \$1.5 million

PROPOSED TRAFFIC PROJECTIONS

- An additional 20 average daily trips are estimated with 2 AM peak hours and 2 PM peak hours (Trip Generation, 10th Edition)

PUBLIC FACILITIES

Water:

- The property is proposed to utilize County water services
- The Water Resources Department has indicated in a letter dated 05/11/2022 that potable water is available at this location

Sewer:

- A private septic system would serve each tract

Roads:

- Each tract would be served by an individual driveway accessed from Cliff Dawson 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

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

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, OIP, or R-1 and are primarily single family residential lots of 2 acres or less. Primary land uses in the area are single family residential and agricultural. 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 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;**
A small increase in demand for community facilities is anticipated from the creation of one additional residential lot. No impact on sewer services is anticipated due to utilization of private 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 residential 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 existing residence was demolished in 2021; it is unknown how long the property was vacant prior to demolition.

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. 205.03). 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 Suburban Neighborhood Character Area as shown on the 2040 Character Areas Map. The 2018 Comprehensive Plan describes this Character Area as containing “pedestrian-friendly residential neighborhoods with primarily large, single-family lots” (2018 Comprehensive Plan p. 36). The AR zoning district with a two acre minimum lot size is considered appropriate for the Character Area (2018 Comprehensive Plan p. 38). Staff holds that the proposed lots are

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



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: AR/AG to AR Change in Conditions of Approval for Case # : _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: **Frank Pittman, Pittman Engineerin**

Address: **1050 Barber Creek Drive**
(No P.O. Boxes)
Bldg 400

Watkinsville GA 30677

Telephone: **706-340-5599**

Email: **fippittman@pittmanengineer.com**

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

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature:

Date: **4/14/2022**

Property Owner

Name: **DGDF Holdings LLC**

Address: **1112 Cliff Dawson Road**
(No P.O. Boxes)
Watkinsville GA 30677

Telephone: **706-340-8835**

Property

Location: **1101 Cliff Dawson Road**

(Physical Description)

Tax Parcel Number: **C 02 0371**

Size (Acres): **4.47** Current Zoning: **AR/AG**

Future Development Map—Character Area Designation: **Suburban Neighborhood**

Use

Current Use: **undeveloped**

Proposed Use: **2 single family homes**

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: _____

For Oconee County Staff Use Only

Application Date Received: _____ Date Accepted: _____
DRI Transmitted to RDC Date: _____ N/A
Date Submitted: _____ Findings Complete
Posted: _____ Ad: _____ Ad: _____
Application Withdrawn Date: _____

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

1101 CLIFF DAWSON ROAD
REZONE SUBMITTED 04/18/2022

GENERAL DATA

Property Address: 1101 CLIFF DAWSON ROAD
Parcel: C 02 0371
Owner: DGDF HOLDINGS, LLC
Existing Zoning: AG&AR (SPLIT ZONED)
Proposed Zoning: AR
Existing Use: Single-Family Residential
Proposed Use: Single-Family Residential
Property Area: 4.47 acres
Rezone Area: 4.47 acres

ADJACENT LAND USES AND ZONING

North – Residential Lots (R-1 & AG)
West – Residential Lots (R-1)
South – Residential Lot (R-1) and Office (OIP)
East – Cliff Dawson Road

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property is 4.47 acres and is currently zoned AR & AG and has a single-family residence. The property owner is DGDF Holdings, LLC. The owner is seeking to rezone the property from AR & AG to AR to create one additional single-family lot.

SITE DESCRIPTION

The property is located at 1101 Cliff Dawson Road. The Character Area for the property and its surrounding properties is identified as 'Suburban Neighborhood' according to the Oconee Future Development Map.

The property consists of an empty tract where a home used to be. The home is no longer there.

PROPOSED USE

The proposed use of the property is for 2 single-family residential lots. Homes will range in size from approximately 2,000 sf. to 2,400 sf. The proposed architectural design theme is a modern farmhouse to French country styling. Predominant exterior materials will be cementitious plank siding or masonry construction. See attached representative architecture photographs of the proposed structures.

ACCESS

Access will be via individual driveways from Cliff Dawson Road.

TRAFFIC IMPACT

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

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	2	18	2	2

WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8" water main exists in the right-of-way of Cliff Dawson Road. Estimated water usage is 540 gpd.

SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey will be conducted by a licensed soil scientist before the parcel is subdivided.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

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

STORMWATER MANAGEMENT AND DRAINAGE

Stormwater Management is not required due to this being an administrative subdivision.

IMPACT TO SCHOOL SYSTEM

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

PROJECT SCHEDULE

Once zoning is approved in approximately August 2022 then the additional lot will be created and construction on the 2 homes will begin in late 2022 or early 2023.

BUFFERS

No buffers are required by the OC-UDC.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$1.5 Million.

REPRESENTATIVE ARCHITECTURE



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Frank Betz Associates





ZONING IMPACT ANALYSIS

Rezone Consideration Standards

1101 Cliff Dawson Road - Residential Development

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

The proposed use and zoning is suitable given the site's location. The property is currently zoned AG & AR for agricultural/residential uses. Existing uses and zonings in the immediate vicinity are residential and OIP. Lots of similar sizes already exist in the vicinity. There are multiple AR and R1 zoned parcels in the vicinity.

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

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

C. Consider the extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:

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

Roads presently serving the site and the general area will experience minimum impact. The project is proposed to be on County water and utilize septic systems onsite. A water main exists in the right-of-way of Cliff Dawson Road. Due to the nature of the project, there will be an increase in children in the school system, although not significant since only 2 lots are proposed.

(2) Environmental impact:

There will be no quantifiable environmental impact with the net gain of one buildable lot.

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

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

D. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property:

The property has been zoned AG & AR since the initiation of zoning classifications in Oconee County. Current trends in this area of the county have been predominantly toward residential developments.

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

The purpose of the requested AR zoning is consistent with the proposed use for the property and is consistent with the OC Comp Plan.

F. Consider whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:

The development patterns in the area have been primarily for residential developments with approved subdivisions along Cliff Dawson Road.

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

The Character Areas Map illustrates the property as Suburban Neighborhood. The Suburban Neighborhood Character Area is described as an area with single-family subdivisions. Areas within this Character Area are lands that are undeveloped but rarely or no longer in agricultural production or have been developed as subdivisions. This Character Area 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.

Development strategies include: retaining and conserving the low-intensity character in the area with a residential density of 1 to 2 acres per dwelling unit (DU).

Development guidelines within the unincorporated areas of the county include Agricultural Residential Two Acre Lot subdivisions.

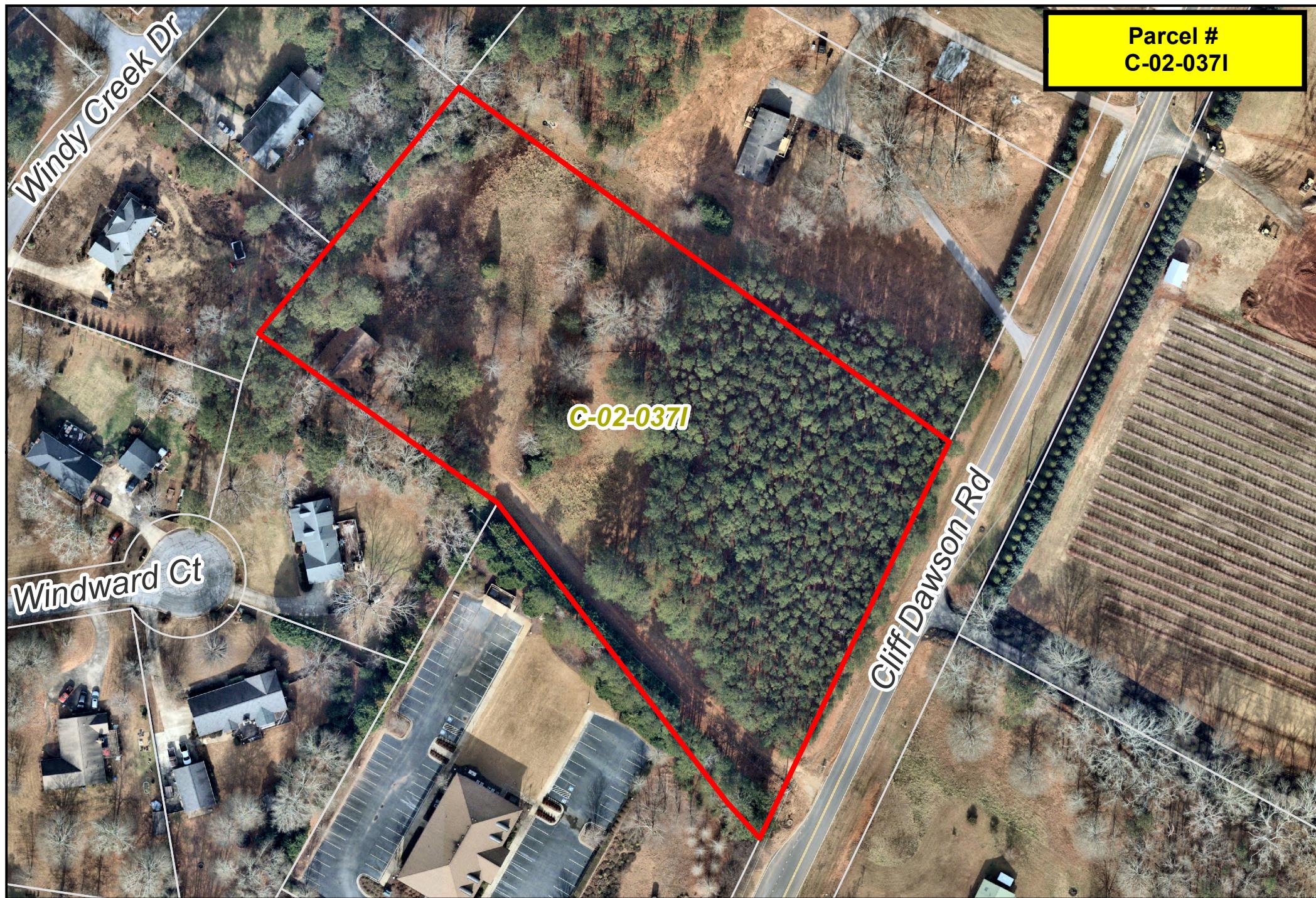
Recognizing the Character Areas Map as a guide, and that the Suburban Neighborhood Character Area development guidelines allow for two acre lot residential subdivisions, then the AR zoning and proposed subdivision are consistent with the Character Areas Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

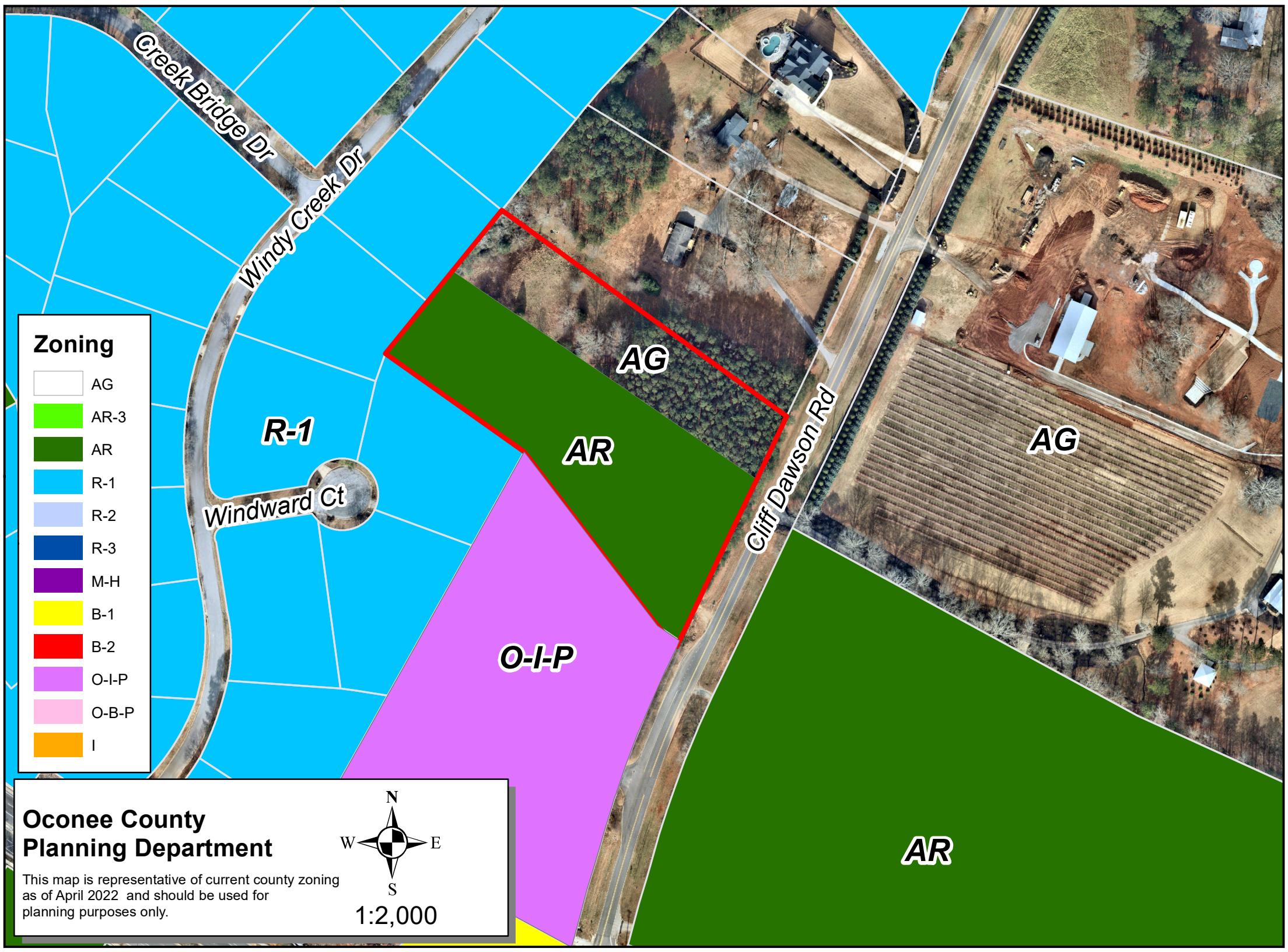
H. Consider the availability of adequate sites for the proposed use in districts that permit such use:

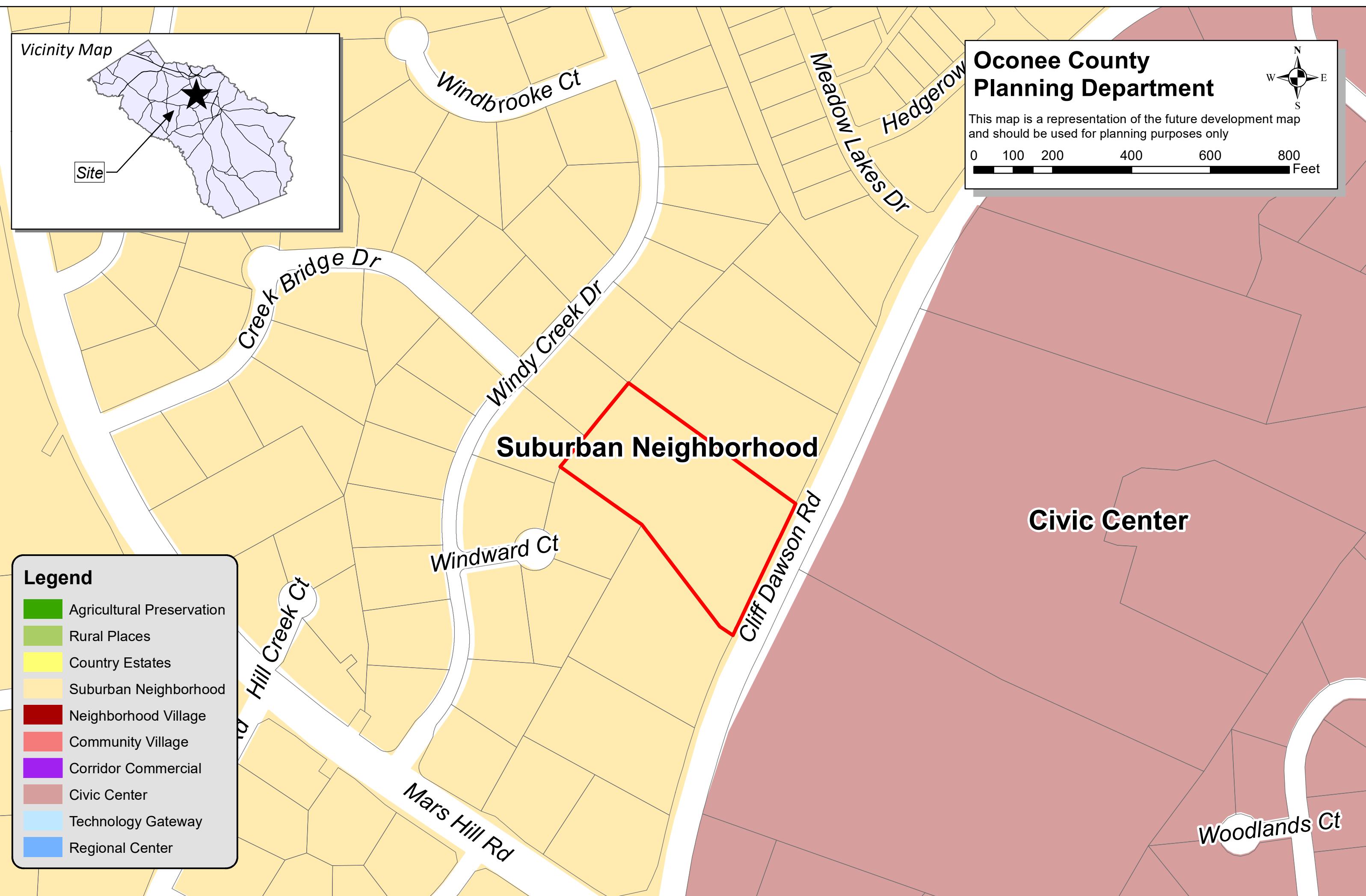
Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are no sites that are currently zoned AR that are not built on in the immediate area.

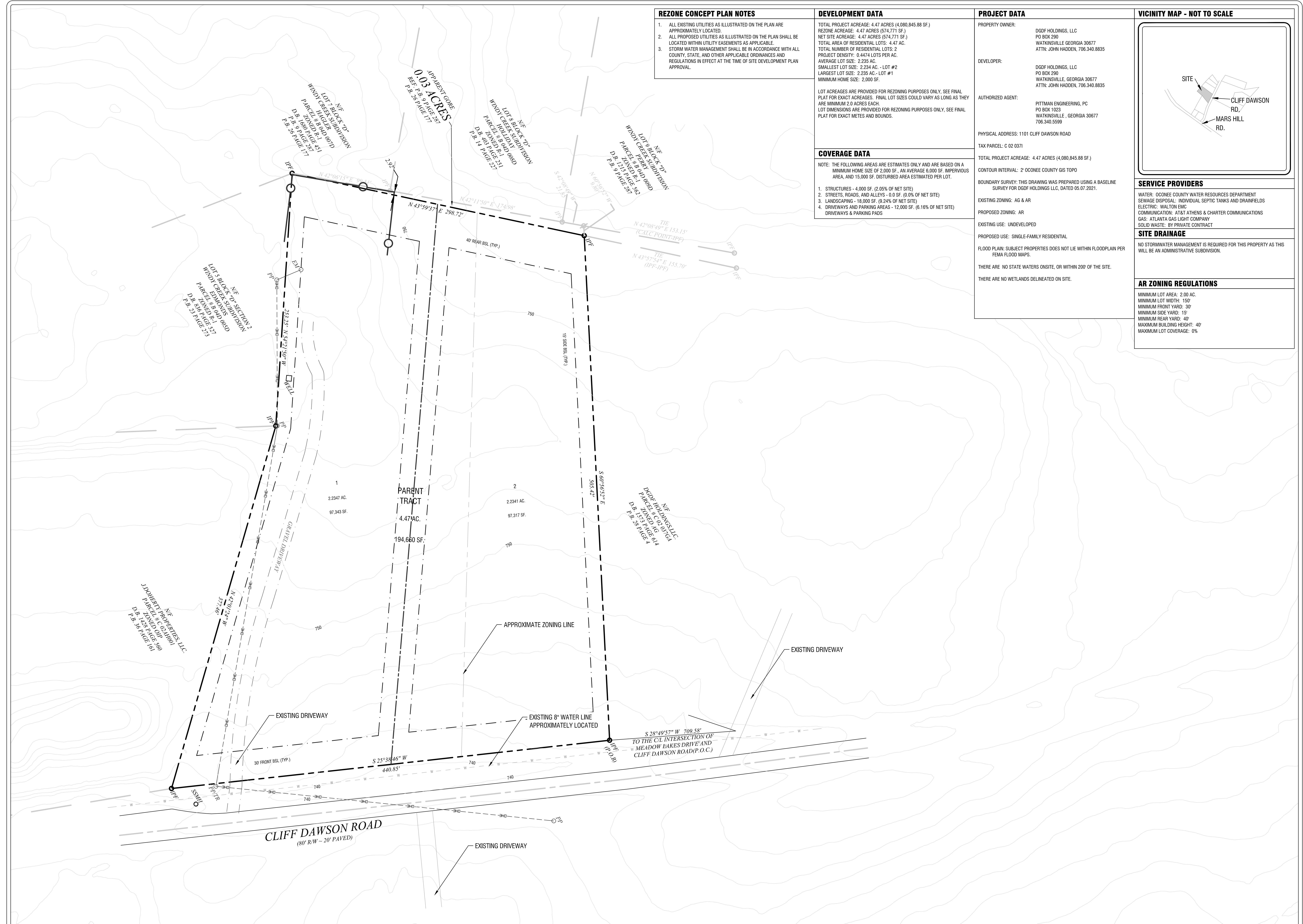
Rezone # P22-0085 - DGDF Holdings LLC

Parcel #
C-02-037I

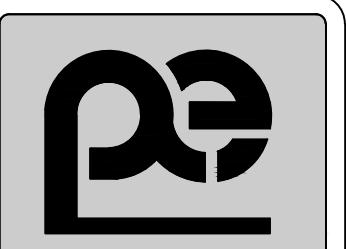








REVISIONS	DESCRIPTION
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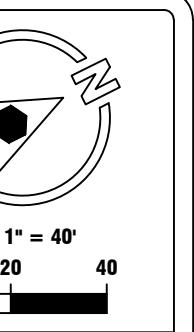


PITTMAN ENGINEERING PC
 PO BOX 1023
 WATKINSVILLE GA 30677
 P. 706-340-5599
 WWW.PITTMANENGINEER.COM



ISSUE PURPOSE
 FOR REVIEW ONLY

1101 CLIFF DAWSON ROAD
 4.47 AC. - CLIFF DAWSON ROAD
 OCONEE COUNTY, GEORGIA

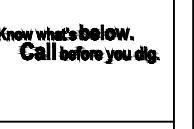


SCALE 1" = 40'

0 20 40

PROJECT NUMBER

2022-014



Know what's below.
 Call before you dig.

DATE

04.11.2022

REZONE CONCEPT PLAN

01