



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

REZONE CASE #: P22-0317

DATE: March 27, 2023

STAFF REPORT BY: Guy Herring (Director of Planning and Code Enforcement)

APPLICANT NAME: Jeff Carter / Carter Engineering

PROPERTY OWNER: Chambers Family Partnership, LLC

LOCATION: 1030 Chambers Court (portion of C-01-033K)

PARCEL SIZE: ±16.61 acres

EXISTING ZONING: R-2 (Two Family Residential District) & R-3 (Multi-Family Residential District)

EXISTING LAND USE: Vacant

FUTURE DEVELOPMENT MAP CHARACTER

AREA DESIGNATION: Regional Center

ACTION REQUESTED: Rezone from R-2 Two Family Residential and R-3 Multi-Family Residential to R-1 Single Family Residential zoning for a minor subdivision development.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: May 15, 2023

BOARD OF COMMISSIONERS: June 6, 2023

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Warranty Deed
- Legal Description



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The applicant is seeking a rezoning to change the zoning from R-2 and R-3 to R-3 to allow for the proposed minor subdivision residential development.
- The subject property is zoned R-2 and R-3 as part of the Jennings Mill development and has been owned by the current owner since 2012. The tracts are currently vacant lots.
- The previous resolution (Rezone #8352) dated 5/26/1988 rezoned the subject property from A-1 to R-1 for single family residential lots with a minimum lot size of 0.69 acres.
- Previous Conditions
 - There are no previous zoning conditions that are applicable to this property.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential and office	B-1 (General Business District), OIP (Office Institutional Professional District), R-1 (Single Family Residential District)
SOUTH	Residential	R-3 (Multi-Family Residential District), OIP (Office Institutional Professional District)
EAST	Office, residential	OIP (Office Institutional Professional District), B-1 (General Business District)
WEST	Residential	R-1 (Single Family Residential District), R-3 (Multi-Family Residential District)

PROPOSED DEVELOPMENT

- The applicant is requesting a rezoning to allow for six single family residential lots on the subject property.
 - The proposed lot sizes range from 1.50 acres to 7.60 acres.
- The applicant's estimated value of the proposed improvements for the project is \$3 million.
 - Construction would begin following zoning approval and construction permit approval.

PROPOSED TRAFFIC PROJECTIONS

- There is an estimated additional 57 ADT for the residential use (Trip Generation Manual, 11th Edition). Per the manual, the proposed development does not meet the 1,000 ADT threshold that is required to trigger a traffic impact analysis.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services in the amount of approximately 1,820 gpd for both the office and residential tracts.
- The Water Resources Department has indicated in a letter that potable water is available at this location.

Sewer:

- The project is proposed to utilize septic tanks and drain fields.

Roads:

- The residential use tracts will be accessed from Meriweather Drive.

ENVIRONMENTAL

- No 100-year flood plain, 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 WATER RESOURCES DEPARTMENT

- No comments

GEORGIA DEPARTMENT OF TRANSPORTATION

- No comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

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

Nearby lots are predominantly zoned R-1, R-3, B-1, OIP, and B-2. Primary land uses in the area are a mixture of residential, commercial, and business uses. The proposed residential development should not impede the normal and orderly development of surrounding property due to the primarily residential mix of uses of the surrounding properties. Staff is of the opinion that the proposed development is suitable in 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 through the existing R-2 zoning; however, the proposed residential use aligns with other adjacent single family residential uses in the area.

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

i. Population density and effect on community facilities such as streets, schools, water, and sewer;

The current request proposes 6 residential tracts. The development will cause an increase in demand for water, and the required capacity has been confirmed by the Water Resources Department.

Increased traffic generation is also anticipated, with 57 additional ADT over the current undeveloped parcel. There are minor anticipated impacts on the school system from the six proposed residential lots.

ii. Environmental impact;

There is an existing pond located along Meriweather Drive. The applicant notes that the pond will be protected during construction. Stormwater management must be conducted on the site in compliance with Oconee County ordinances.

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

The proposed development 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 currently vacant; however residential development has occurred in the area to the along Meriweather Drive and Chambers Court. The proposed use fits the character of the properties in the vicinity of the subject property.

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

The purpose of the R-1 zoning district is to “protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the future development of land in accordance with comprehensive development plans for the county” (Unified Development Code Sec. 205.04). The specific property must be developed according to the principal uses allowed in the R-1 zoning district. Staff notes that the requested residential development is allowed in R-1 zoning. Staff holds that the requested advancement of the residential development is consistent with the stated purpose of the proposed zoning districts.

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 residential development of the parcels to the west and north of the subject parcel supports the proposed R-1 development. Staff holds that these conditions give supporting grounds for approval 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 portion of the property lies within with the Regional Center character area, as shown on the 2040 Future Development Map. The Regional Center character area is characterized by “regional-serving retail and commercial services, office complexes for medical and corporate offices, hotels, restaurants and entertainment facilities, higher-density residential planned developments, and single-family detached subdivision” (Comprehensive Plan, p. 63). The Comprehensive Plan lists professional offices and high-density residential development as primary land uses in the Regional Center character area. Staff holds that the proposed rezoning is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan and Future Development Map as a use that will support the surrounding regional uses and align with nearby mixed uses.

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

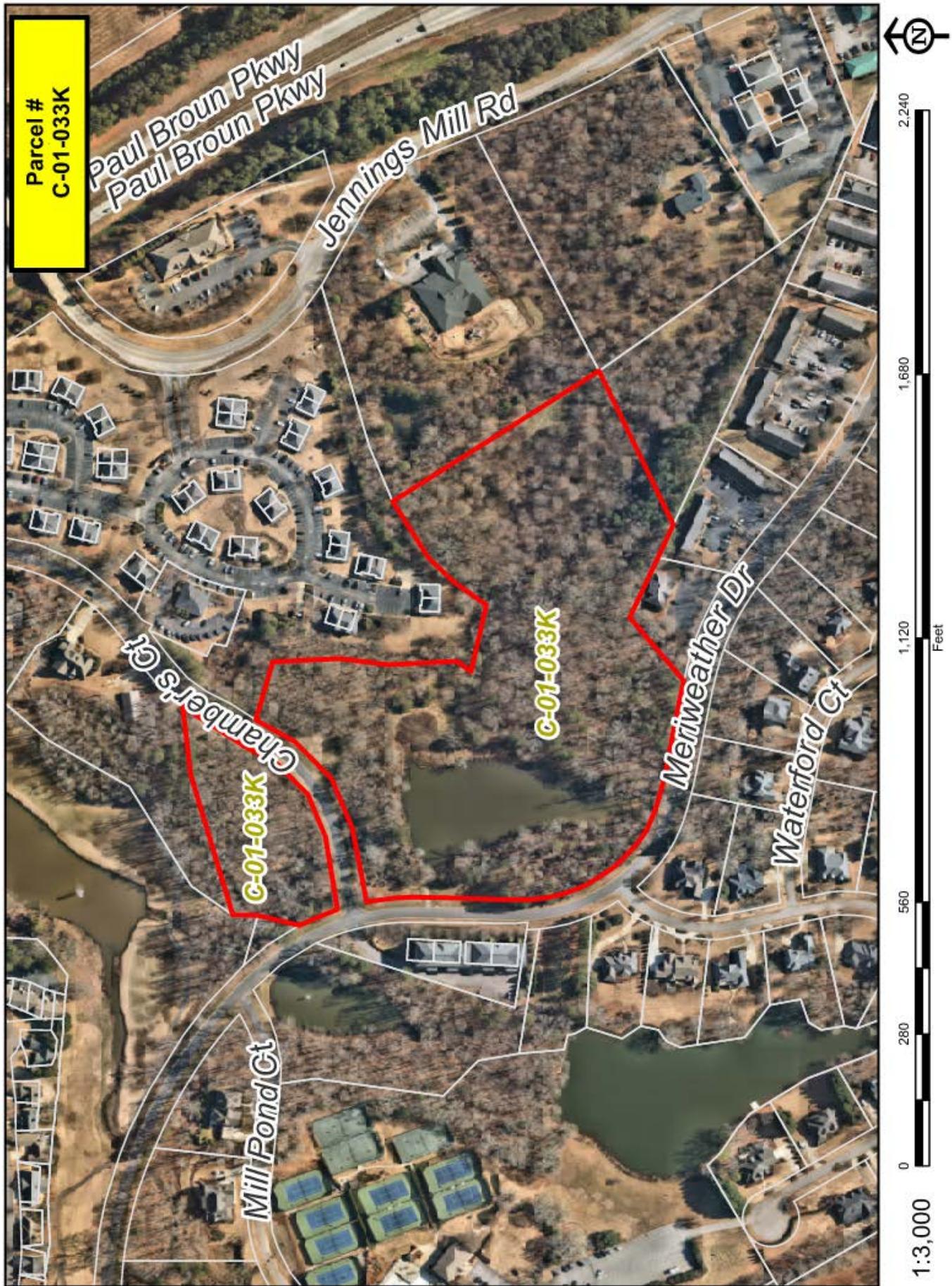
It is likely that other R-1 zoned properties exist in the county that would permit the requested residential use. However, for the proposed residential use, the R-1 use for the subject parcel aligns with the surrounding land patterns.

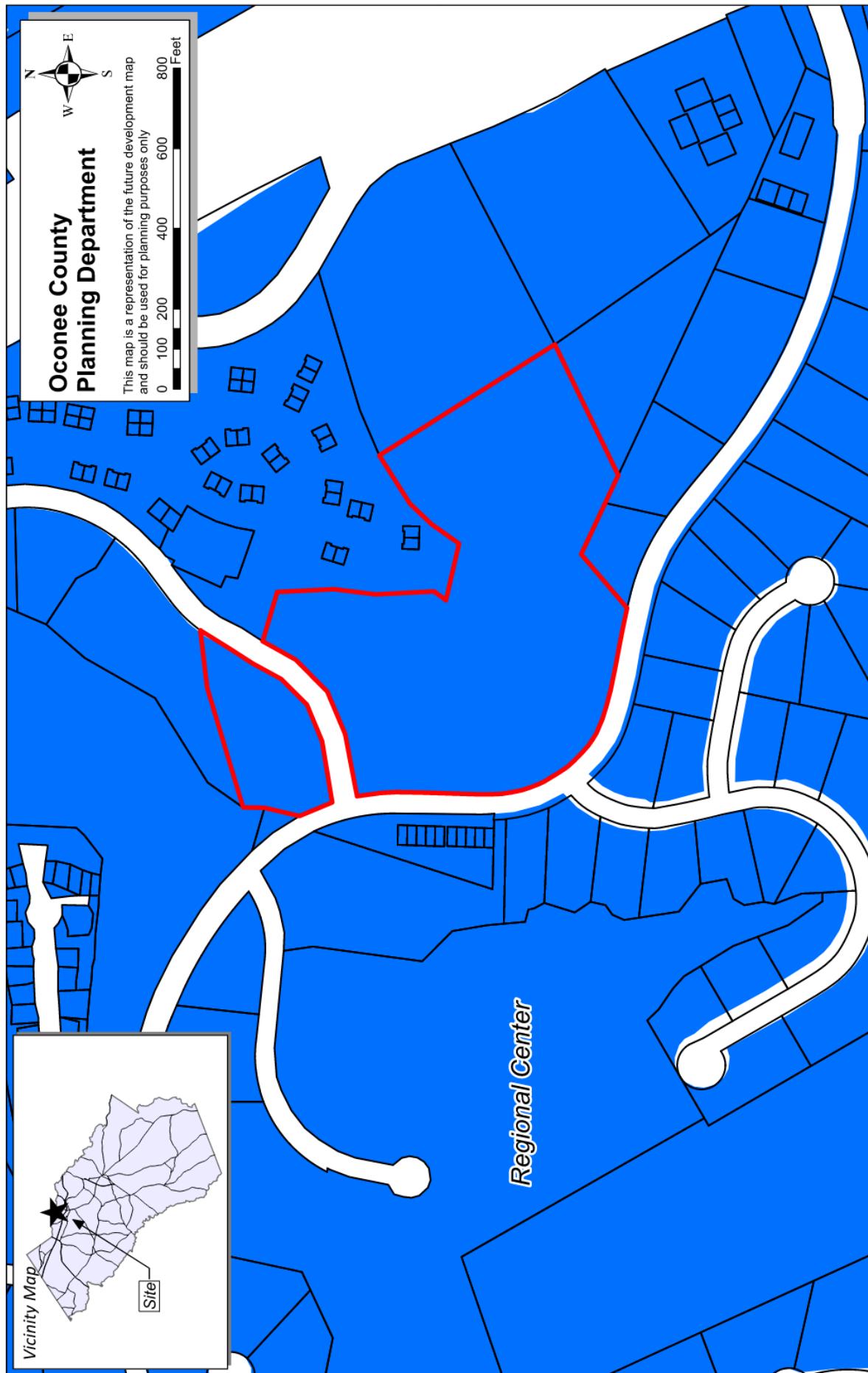
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

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:

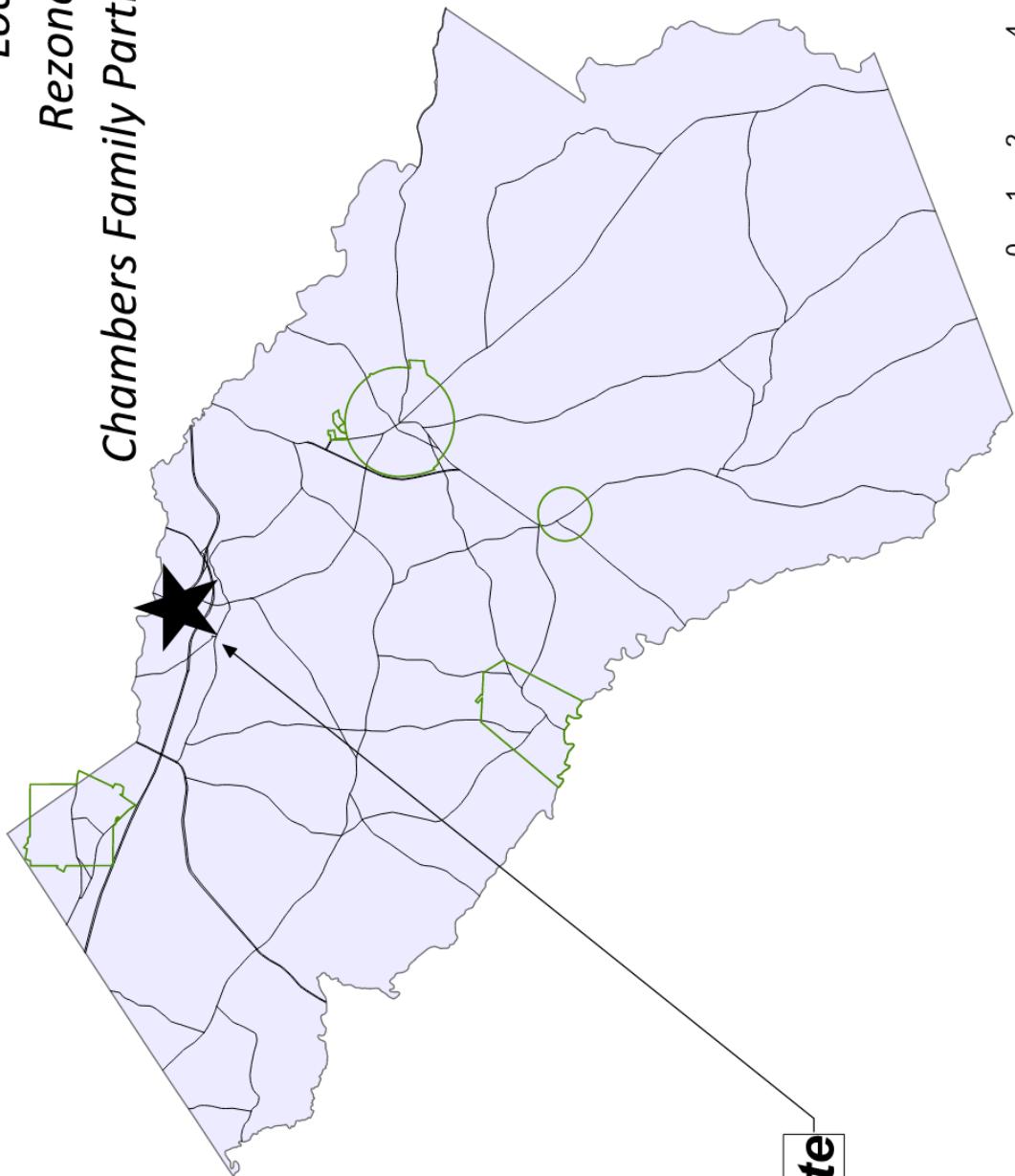
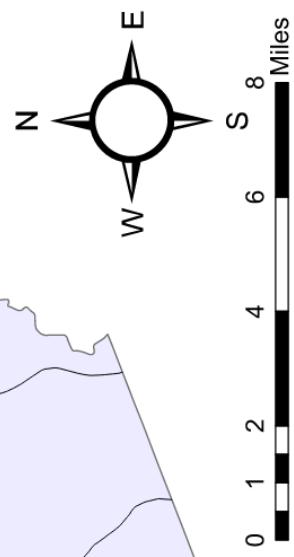
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property and shall convey the 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.

Rezone # P22-0317 - Chambers Family Partnership, LLLP

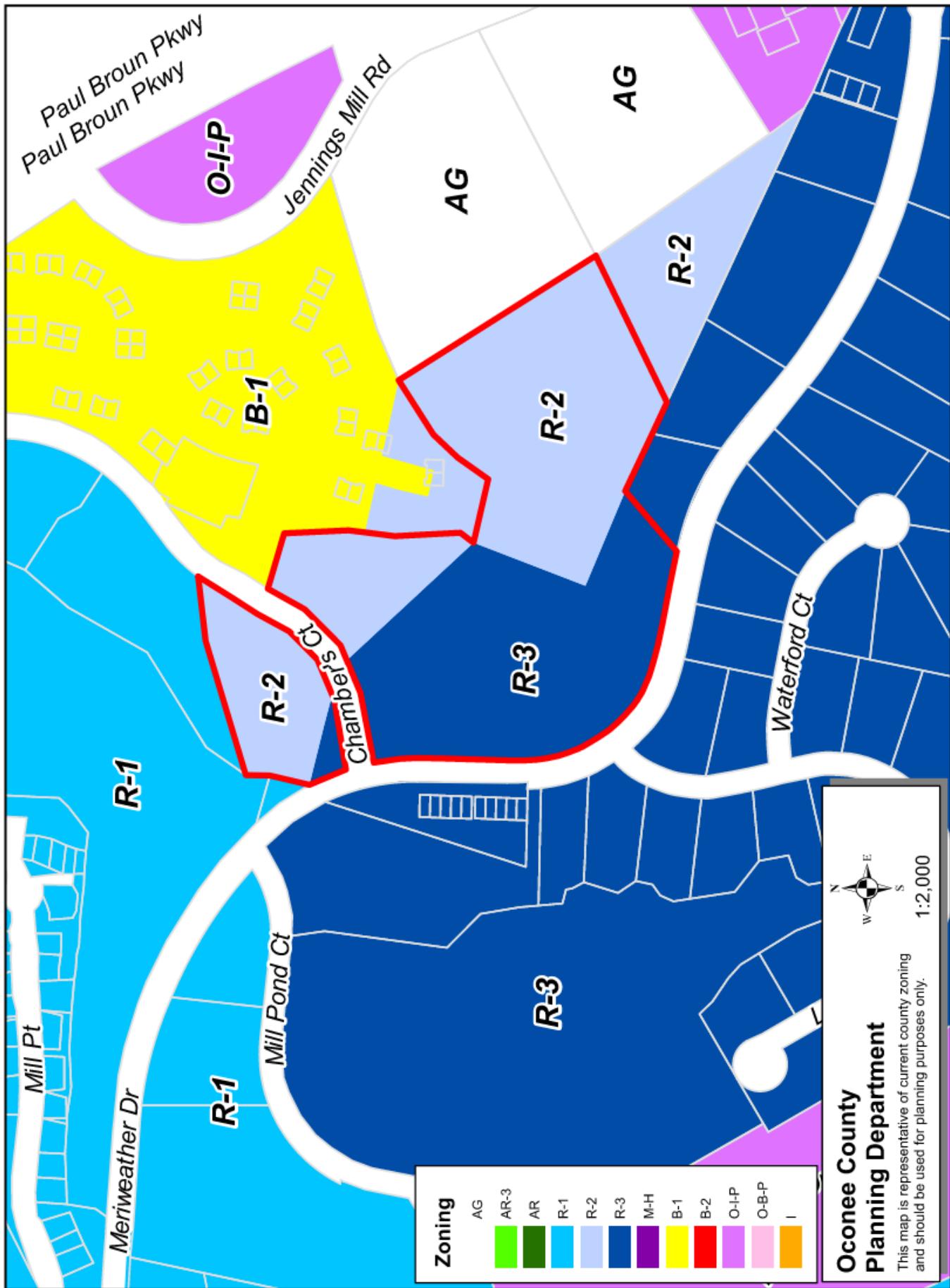




*Location Map -
Rezone # P22-0317
Chambers Family Partnership, LLLP*



1:120,000



**Oconee County
Planning Department**

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



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: R-2, R-3 to R-1 Change in Conditions of Approval for Case # : _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant**Name:** Carter Engineering Consultants**Address:** 3651 Mars Hill Road, Suite 2000
(No P.O. Boxes)
Watkinsville, GA 30677**Telephone:** 770-725-1200**Email:** jessica@carterengineering.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:** 4/18/23**Notarized:** **Seven Perry
NOTARY PUBLIC
Clarke County, GEORGIA****My Commission Expires 01/01/2024****Property****Location:** 1030 Chambers Court
(Physical Description)**Tax Parcel Number:** C 01 033K**Size (Acres):** 18.98 **Current Zoning:** R-2, R-3**Future Development Map—Character Area Designation:** Regional Center**Use****Current Use:** Undeveloped**Proposed Use:** Residential**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 type="checkbox"/> Other Attachments: _____

For Oconee County Staff Use Only**Application**
Date Received: _____ **Date Accepted:** _____
DRI Transmitted to RDC **Date:** _____ **N/A**
Date Submitted: _____ **Findings Complete**
Posted: _____ **Ad:** _____ **Ad:** _____
Application Withdrawn **Date:** _____**APPLICATION NUMBER** _____

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

AFTER RECORDING RETURN TO:
Elbert N. Whitmire, III
FORTSON, BENTLEY & GRIFFIN, P.A.
2500 Daniell's Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606

DOC# 006475
FILED IN OFFICE
11/01/2012 03:01 PM
BK:1163 PG:538-541
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Watson
REAL ESTATE TRANSFER TAX
PAID: \$0.00
PT-61 108-2012-1438

----- [Space Above This Line For Recording Data] -----

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF OCONEE

THIS INDENTURE, made the 25th day of October, 2012, between **WILLIAM EDWARD CHAMBERS, SR.** and **FAYE S. CHAMBERS** (hereinafter referred to collectively as "Grantor") and **CHAMBERS FAMILY PARTNERSHIP, LLLP** (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand the Grantor has, or may have had, in and to the following described property, to-wit:

TRACT ONE:

ALL that tract or parcel of land containing 26.046 acres, more or less, together with all improvements thereon, situate, lying and being in the 1331st District, G.M., Oconee County, Georgia, as shown on that certain plat of survey entitled "Survey for O.S. McGowan Estate" dated October 5, 1998, prepared by Ben McLeroy & Associates, Inc., Engineers & Surveyors, and being more particularly described as follows:

BEGINNING at an iron pin located on the southwesterly side of Jennings Mill Road, said iron pin being North 20 degrees 27 minutes 07 seconds West 523.99 feet from the intersection of the rights-of-way of Jennings Mill Road and Meriweather Drive as measured along the southwesterly side of Jennings Mill Road; running thence South 61 degrees 18 minutes 53 seconds West 494.44 feet to an iron pin; running thence South 30 degrees 06 minutes 47 seconds East 78.99 feet to an iron pin; running thence North 63 degrees 00 minutes 32 seconds West 294.43 feet to an iron pin; running thence North 63 degrees 00 minutes 32 seconds West 571.83 feet to an iron pin; running thence South 54 degrees 00 minutes 20 seconds West 175.44 feet to an iron pin located on the northerly

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side of Meriweather Drive; running thence along the northerly side of Meriweather Drive along a curve North 76 degrees 46 minutes 40 seconds West 29.32 feet, said curve having a radius of 595.33 feet and an arc distance of 29.32 feet to a point; running thence North 78 degrees 11 minutes 19 seconds West 200.00 feet to a point; running thence along a curve North 37 degrees 30 minutes 16 seconds West 407.20 feet, said curve having a radius of 312.32 feet and an arc distance of 443.55 feet to a point; running thence North 03 degrees 10 minutes 48 seconds East 200.0 feet to a point; running thence along a curve North 13 degrees 20 minutes 00 seconds West 301.43 feet to an iron pin, said curve having a radius of 530.25 feet and an arc distance of 305.64 feet; leaving the right of way of Meriweather Drive and running thence North 20 degrees 32 minutes 00 seconds East 120.24 feet to a 3/4" pipe; running thence North 75 degrees 07 minutes 52 seconds East 313.33 feet to a 3/4" pipe; running thence North 85 degrees 04 minutes 00 seconds East 215.61 feet to an iron pin; running thence along a curve South 33 degrees 52 minutes 40 seconds West 139.98 feet to an iron pin, said curve having a radius of 305.18 feet and an arc distance of 141.23 feet; running thence South 69 degrees 21 minutes 39 seconds East 187.00 feet to an iron pin; running thence South 15 degrees 54 minutes 30 seconds West 201.45 feet to an iron pin; running thence South 08 degrees 55 minutes 32 seconds East 155.00 feet to an iron pin; running thence South 31 degrees 50 minutes 23 seconds West 51.69 feet to an iron pin; running thence South 81 degrees 47 minutes 58 seconds East 145.00 feet to an iron pin; running thence along a curve North 42 degrees 01 minutes 32 seconds East 234.33 feet to an iron pin, said curve having a radius of 210.48 feet and an arc distance of 248.52 feet; running thence South 01 degrees 52 minutes 35 seconds East 5.12 feet to an iron pin; running thence South 30 degrees 06 minutes 48 seconds East 512.42 feet to an iron pin; running thence North 56 degrees 40 minutes 05 seconds East 538.46 feet to an iron pin on the southwesterly side of Jennings Mill Road; running thence along the southwesterly side of Jennings Mill Road South 38 degrees 33 minutes 55 seconds East 170.95 feet to a point; running thence South 19 degrees 48 minutes 58 seconds East 13.64 feet to a point; running thence South 19 degrees 10 minutes 23 seconds East 238.56 feet to an iron pin; running thence South 20 degrees 27 minutes 07 seconds East 123.56 feet to the beginning iron pin.

This being a portion of the property described in Limited Warranty Deed from Motift, Inc. to O.S. McGowan, Jr. dated April 22, 1994, and recorded in Deed Book 290, page 290, said Clerk's Office, and said property is conveyed TOGETHER WITH those certain appurtenant easements as described in said Limited Warranty Deed and said deed together with said easements are incorporated herein by reference thereto.

This being the same property described in Administrator's Deed from Sylvia McGowan in her representative capacity as Administrator of the Estate of Olin Stark McGowan also known as O.S. McGowan, Jr., deceased to William Edward Chambers, Sr. and Faye S. Chambers dated November 30, 1999, and recorded in Deed Book 460, page 260, aforesaid records.

TRACT TWO:

ALL that tract or parcel of land, situate, lying and being in the 221st District, G.M., Oconee County, Georgia, being known and designated as Lot 2 - 6.368 acres, and being more particularly shown on plat entitled "Survey for Shoals East Section One" dated August 26, 1991, by Ben McLeroy & Associates, Inc., said plat being recorded in Plat Book 17, page 295, in the Office of

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the Clerk of the Superior Court of Oconee County, Georgia, reference being hereby made to said plat for a more complete description of the property herein conveyed.

This being the same property conveyed to William Edward Chambers, Sr. and Faye S. Chambers by Warranty Deed from Alwyn B. Stiles, Jr. dated December 12, 2001 and recorded in Deed Book 572, page 206, aforesaid records.

TRACT THREE:

ALL that tract or parcel of land, together with all improvements thereon, situate, lying and being on the northwesterly side of Jennings Mill Road in the 1331st District, G.M., Oconee County, Georgia, containing 8.720 acres, more or less, and being more particularly shown according to that certain plat of survey entitled "Y. W. C. O. OF ATHENS, INC." dated September 10, 1987, prepared by Timberland Management Services, Inc., W.W. Lester, Registered Land Surveyor, said plat being recorded in Plat Book 13, page 188, Office of the Clerk, Superior Court, Oconee County, Georgia, reference being hereby made to said plat for a more complete description of the property herein conveyed.

This being the same property conveyed to William Edward Chambers, Sr. and Faye S. Chambers by Warranty Deed from Forrest L. Ramser dated December 18, 1992 and recorded in Deed Book 210, page 252, aforesaid records

TRACT FOUR:

ALL that tract or parcel of land containing 7.390 acres, more or less, situate, lying and being on the northwest side of Jennings Mill Road and the northeast side of Athens-South Bypass in the 1331st District, G.M., Oconee County, Georgia, and being more particularly shown and delineated according to that plat entitled "Survey for Jennings Mill" dated September 23, 1986, and recorded in Plat Book 13, page 63, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, to which plat reference is hereby made for a more complete description of the property herein conveyed.

This being the same property conveyed to William Edward Chambers, Sr. and Faye S. Chambers by Limited Warranty Deed from Motift, Inc. dated December 18, 1992, and recorded in Deed Book 210, page 253, aforesaid records.

The above described Tract One, Tract Two, Tract Three and Tract Four are conveyed subject to all easements, rights of way, reservations, restrictions and all other matters of record.

TO HAVE AND TO HOLD the said property, with all the rights, members and appurtenances thereto in anywise appertaining or belonging to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances, or any part thereof.

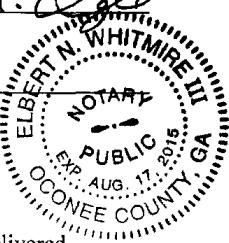
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467091.1
001499-0001

IN WITNESS WHEREOF, Grantor has duly executed this Quitclaim Deed, under seal, the date first above written.

GRANTOR:

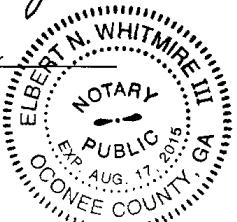
William Edward Chambers (L.S.)
WILLIAM EDWARD CHAMBERS, SR.

Signed, sealed and delivered,
in the presence of:

Kathy M. Ogle
Unofficial Witness
Mark
Notary Public


Faye S. Chambers (L.S.)
FAYE S. CHAMBERS

Signed, sealed and delivered,
in the presence of:

Kathy M. Ogle
Unofficial Witness
Mark
Notary Public


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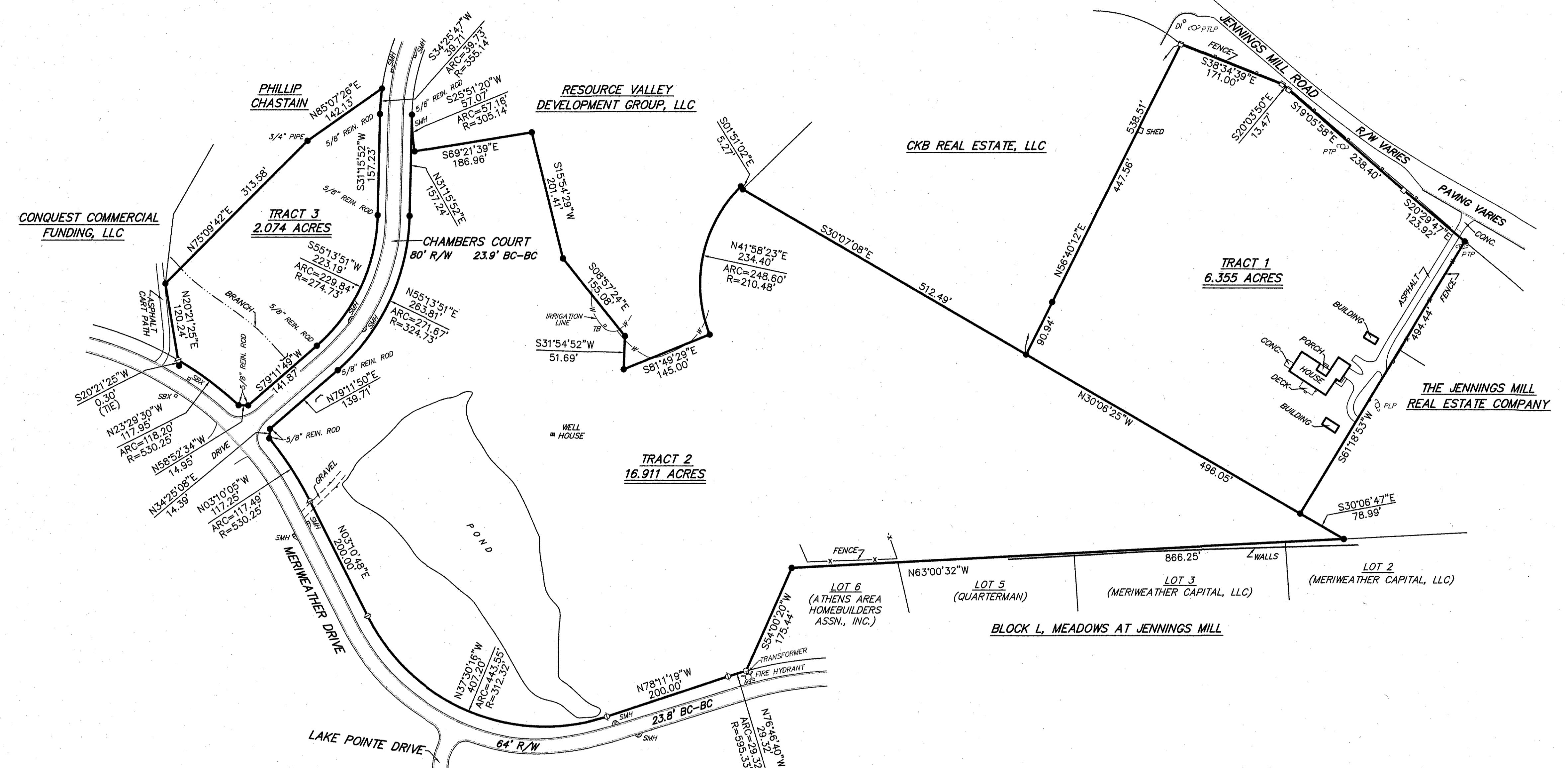
PARTICIPANT ID

P2022000154
BK:2022 PG:162-162

FILED IN OFFICE
CLERK OF COURT
11:00 AM 10-18-2022
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder - Johnson

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



LEGEND

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD (OR NOTED) FOUND
- ◊ - POINT ONLY
- - RIGHT OF WAY POST FOUND
- TP - POWER(PP)/TELEPHONE(TP)/LIGHT(LP) POLE
- SMH - STORM MANHOLE
- DI - DROP INLET
- SBX - STORM BOX
- TB - TELEPHONE BOX

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY PREVIOUSLY EXISTING PARCELS. RECORDATION OF THIS PLAT DOES NOT CREATE NEW MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE NEW PARCELS OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMIT, COMPLIANCE WITH LOCAL CODES, OR RECORDATION OF ANY PROPERTY IN THE RECORDING OR USE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN THE NATIONAL SURVEYING CODES AND IN THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-57.

DAVID M. CAMP
GA PLS #3038
LAND SURVEYOR
DAVID M. CAMP

REFERENCES

- (1) SURVEY BY BEN MCLEROY FOR O.S. McGOWAN ESTATE, DATED OCTOBER 5, 1998.
- (2) SURVEY BY BEN MCLEROY FOR OLIN STARK McGOWAN ESTATE DATED SEPTEMBER 4, 1998.
- (3) SURVEY BY BEN MCLEROY FOR JENNINGS MILL REAL ESTATE DATED MAY 22, 2001.
- (4) PLAT BOOK 37, PAGE 73.
- (5) PLAT BOOK 32, PAGE 157.
- (6) PLAT BOOK 35, PAGE 102.
- (7) PLAT BOOK 35, PAGE 263.
- (8) DEED BOOK 1163, PAGE 538.
- (9) DEED BOOK 613, PAGE 514.
- (10) DEED BOOK 983, PAGE 1.
- (11) DEED BOOK 983, PAGE 4.

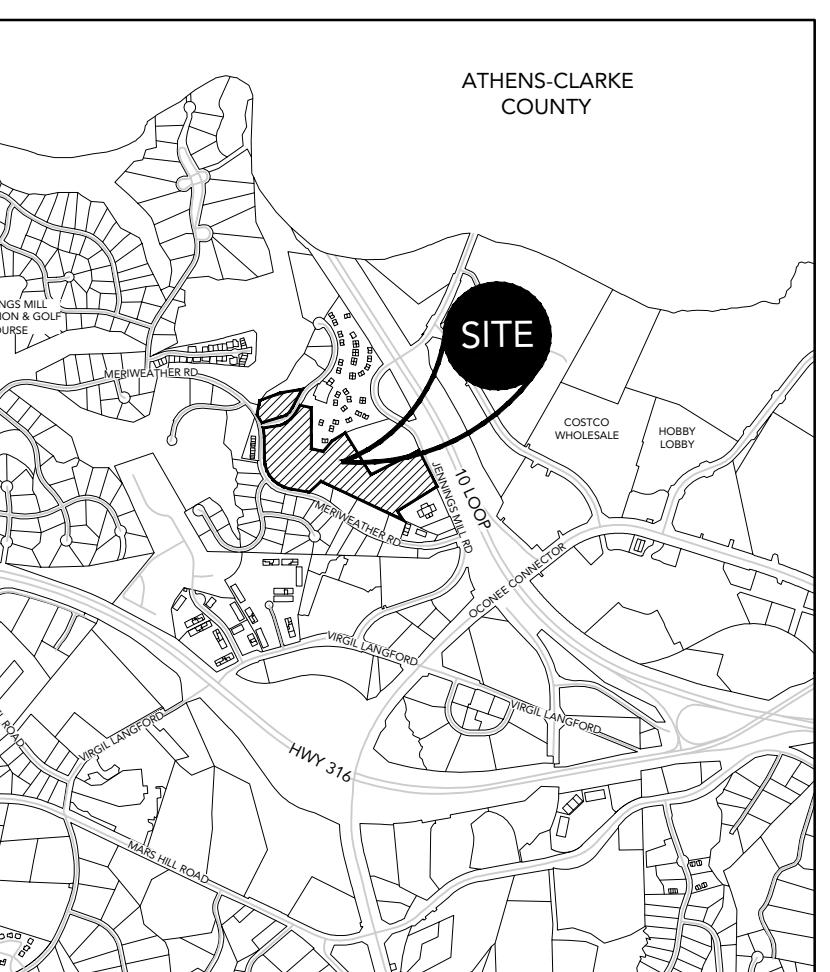
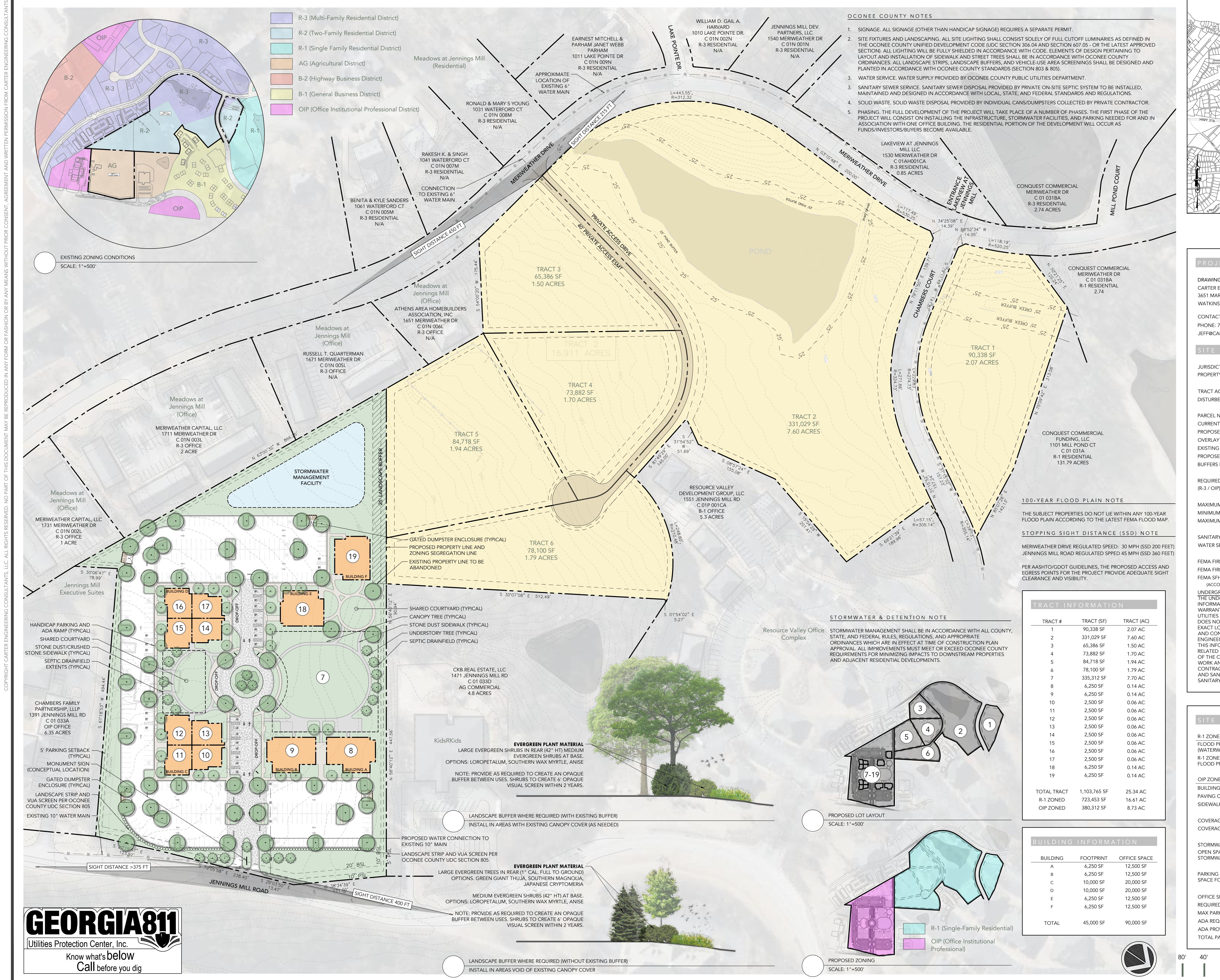
0 100 200
SCALE IN FEET

SURVEY NOTES

- (1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 0.1" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/46,284, ADJUSTED BY LEAST SQUARES.
- (4) MINIMUM PLAT CLOSURE: 1/375,490.

SURVEY FOR: CHAMBERS FAMILY
PARTNERSHIP, LLLP

COUNTY: OCONEE	G.M.D.: 1331	STATE: GEORGIA
DATE: OCTOBER 14, 2022		SCALE: 1"=100'
FIELDBOOK: 1036	SURVEYED BY: TRADITIONS SURVEYING LLC 140 MILL CENTER BLVD, ATHENS, GA 30606 LAND SURVEYOR FIRM LICENSE NO: LSF001277	FILE NO: 38547-34N



SITE DEVELOPMENT PLANS
FOR
Hillpointe
1391 JENNINGS MILL ROAD | WATKINSVILLE, GA 30677

1391 JENNINGS MILL ROAD | WATKINSVILLE, GA 30677
ENGINEER/DESIGNER: NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLANS LABLED 'ISSUE FOR BID'. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABLED 'ISSUE FOR CONSTRUCTION'.

SHEET NUMBER: RZ 1.0
PROJECT NUMBER: 22001ABM
DATE: 4.13.2023
GRAPHIC SCALE: 1" = 80'

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

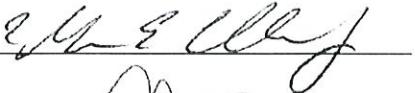
B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

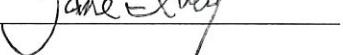
Date of contribution: N/A

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner:  Date: 12/29/2022

Signature of applicant:  Date: 12/29/2022

Signature of Notary Public:  Date: 12-29-22

Jane Ivey
NOTARY PUBLIC
Oglethorpe County, GEORGIA
My Commission Expires 07/28/2026

DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner



Date

12-14-22

Signature of Applicant

Date

Signature of Notary Public



Date

12/14/2022



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Date

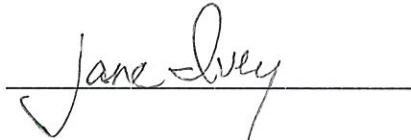
Signature of Applicant



Date

12/29/2022

Signature of Notary Public



Date

12-29-22

Jane Ivey
NOTARY PUBLIC
Oglethorpe County, GEORGIA
My Commission Expires 07/28/2026

Tract 2 (per plat recorded in Book 2022 Page 162)

Beginning at a 5/8" reinforced rod at the southwest intersection of Meriweather Drive and Chambers Court; running thence North 34 degrees 25 minutes 8 seconds East 14.39 feet along the right of way of Chambers Court to a point; thence North 79 degrees 11 minutes 50 seconds East 139.71 feet to a point; thence along a curve North 55 degrees 13 minutes 51 seconds East 263.81 feet, said curve having a radius of 324.73 feet and an arc distance of 271.67 feet to a point; thence North 31 degrees 15 minutes 52 seconds East 157.24 feet to a point; thence along a curve South 25 degrees 51 minutes 20 seconds West 57.07 feet, said curve having a radius of 305.14 feet and an arc distance of 57.16 feet to a point; thence South 69 degrees 21 minutes 39 seconds East 186.96 feet to a point; thence South 15 degrees 54 minutes 29 seconds West 201.41 feet to a point; thence South 8 degrees 57 minutes 24 seconds East 155.08 feet to a point; thence South 31 degrees 54 minutes 52 seconds West 51.69 feet to a point; thence South 81 degrees 49 minutes 29 seconds East 145.00 feet to a point; thence along a curve North 41 degrees 58 minutes 23 seconds East 234.40 feet, said curve having a radius of 210.48 feet and an arc distance of 248.60 feet to a point; thence South 01 degrees 51 minutes 02 seconds East a distance of 5.27 feet; thence South 30 degrees 07 minutes 08 seconds 512.49 feet to a point; thence North 30 degrees 06 minutes 25 seconds West 496.05 feet to a point; thence South 30 degrees 06 minutes 47 seconds East 78.99 feet to a point; thence North 63 degrees 00 minutes 32 seconds West 866.25 feet to a point; thence South 54 degrees 00 minutes 20 seconds West 175.44 feet to a point; thence along the right of way of Meriweather Drive North 78 degrees 11 minutes 19 seconds West 200.00 feet to a point; thence along a curve North 37 degrees 30 minutes 16 seconds West 407.20 feet, said curve having a radius of 312.32 feet and an arc distance of 443.55 feet to a point; thence North 03 degrees 10 minutes 48 seconds East 200.00 feet to a point; thence along a curve North 03 degrees 10 minutes 05 seconds West 117.25 feet, said curve having a radius of 530.25 feet and an arc distance of 117.49 feet to the point of beginning.

Tract 3 (per plat recorded in Book 2022 Page 162)

Beginning at a 5/8 inch reinforced rod at the northwest intersection of Meriweather Drive and Chambers Court; thence along the right of way of Meriweather Drive a curve North 23 degrees 29 minutes 30 seconds West 117.95 feet, said curve having a radius of 530.25 feet and an arc distance of 118.20 feet to a point; thence South 20 degrees 21 minutes 25 seconds West 0.30 feet to a point; thence North 20 degrees 21 minutes 25 seconds East 120.24 feet to a point; thence North 75 degrees 09 minutes 42 seconds East 313.58 feet to a point; thence North 85 degrees 07 minutes 26 seconds East 142.13 feet to a point; thence along the right of way of chambers court a curve South 34 degrees 25 minutes 47 seconds West 39.71 feet, said curve having a radius of 355.14 feet with an arc distance of 39.73 feet to a point; thence South 31 degrees 15 minutes 52 seconds West 157.23 feet to a point; thence along a curve South 55 degrees 13 minutes 51 seconds West 223.19 feet, said curve having a radius of 274.73 feet and an arc distance of 229.84 feet to a point; thence South 79 degrees 11 minutes 49 seconds West 141.87 feet to a point; thence North 58 degrees 52 minutes 34 seconds West 14.95 feet to the point of beginning.

OCONEE COUNTY
Rezone Request

HillPOINTE Residential

MINOR RESIDENTIAL SUBDIVISION

PROJECT NARRATIVE

December 19, 2022

(Revised April 20, 2023)

ADDRESS

1030 Chambers Court
Parcel No. C 01 033K

CURRENT ZONING

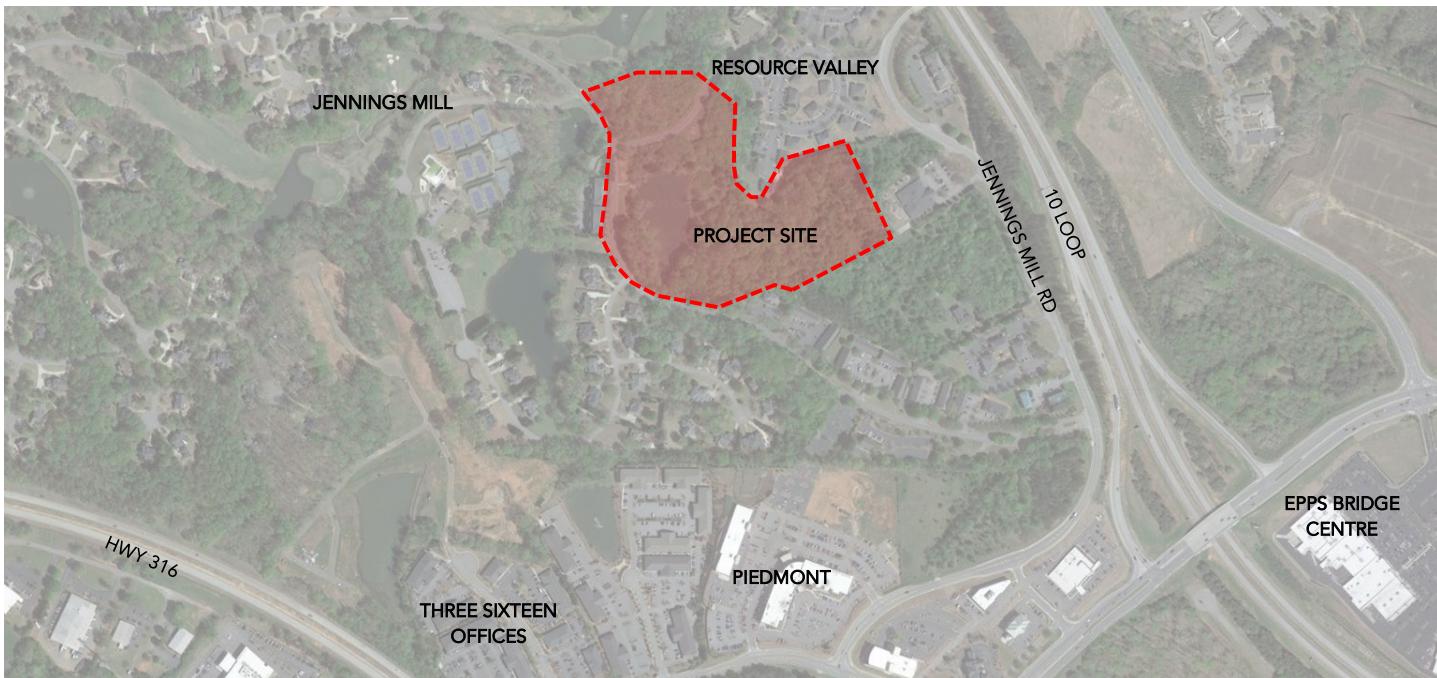
R-2 (Two-Family Residential)
R-3 (Multi-Family Residential)

PROPOSED ZONING

R-1 (Single-Family Residential)



CARTER ENGINEERING

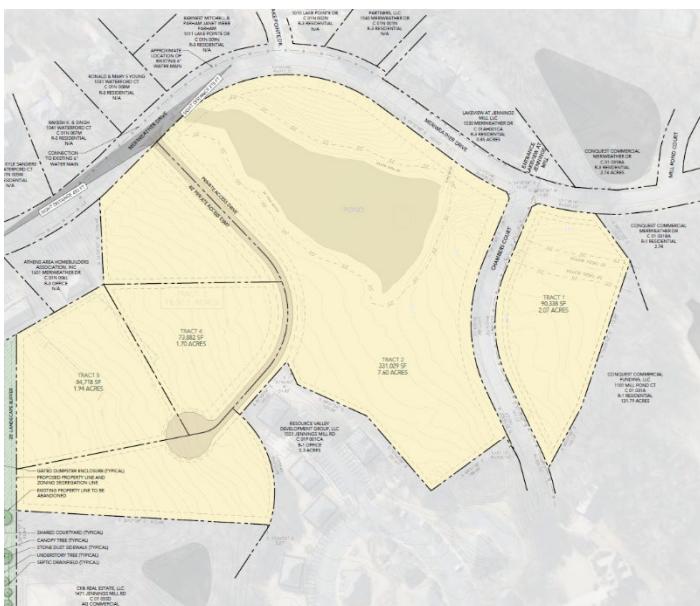


PROJECT OVERVIEW + LOCATION

HillPOINTE is a minor subdivision located along Meriweather Drive. The subdivision is designed and laid out to accommodate the need for privacy and to limit access and egress points onto Meriweather Drive.

CURRENT USE + SITE DESCRIPTION

The subject site is located along Meriweather Drive at the intersection with Chambers Court. The project site, as shown to the left, accounts for 16.61 acres. The property is located at 1030 Chambers Court. The property sits directly adjacent to the Jennings Mill Subdivision and commercial developments in the area. The intent of this rezone is to allow for approximately 16.61 acres of land to be developed for R-1 zoning purpose.



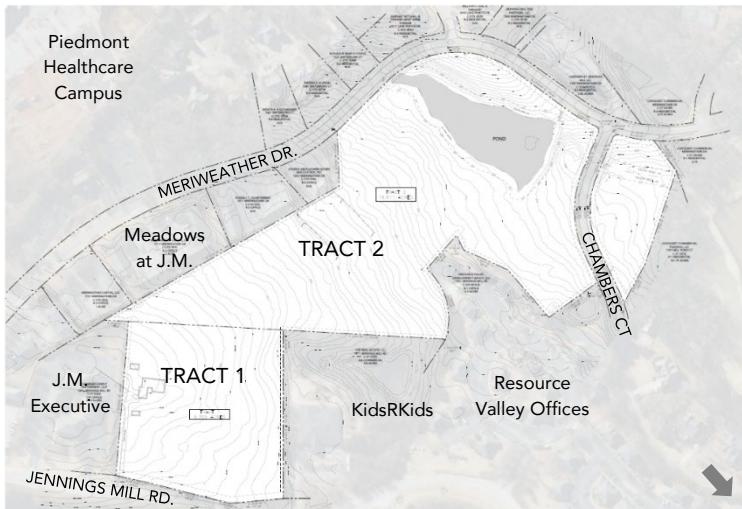


Figure 1 Existing Conditions Map Exhibit

The subject site is currently a vacant lot which has no formal or physical access from the right-of-way. The subject site is predominately covered with vegetation and populated with numerous deciduous hardwoods and coniferous pines. There are significant elevation changes throughout the site. The site slopes East to West towards Meriweather Drive and the existing pond. This slope accounts for nearly an 80-foot drop from the neighboring site to the west to the existing pond on site.

EXISTING ZONING + PROPOSED ZONING

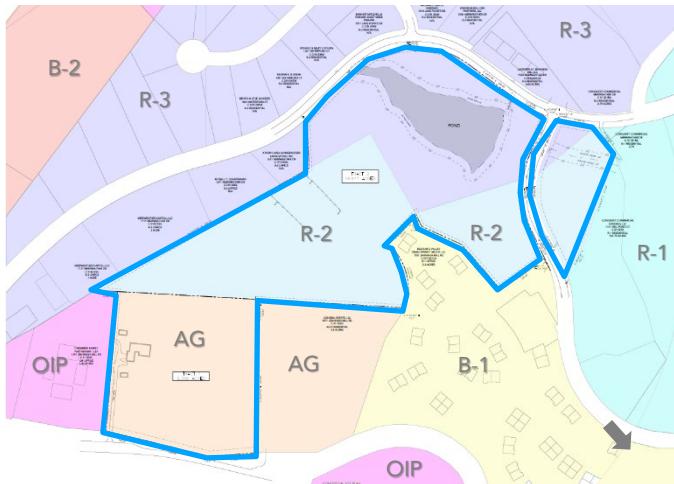


Figure 3 Existing Zoning Map

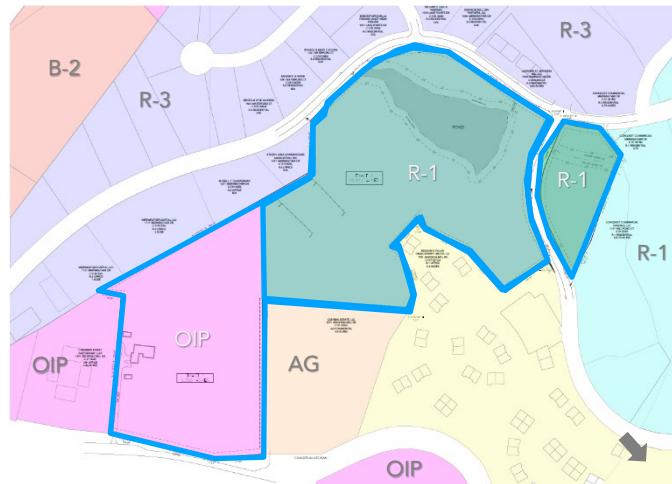
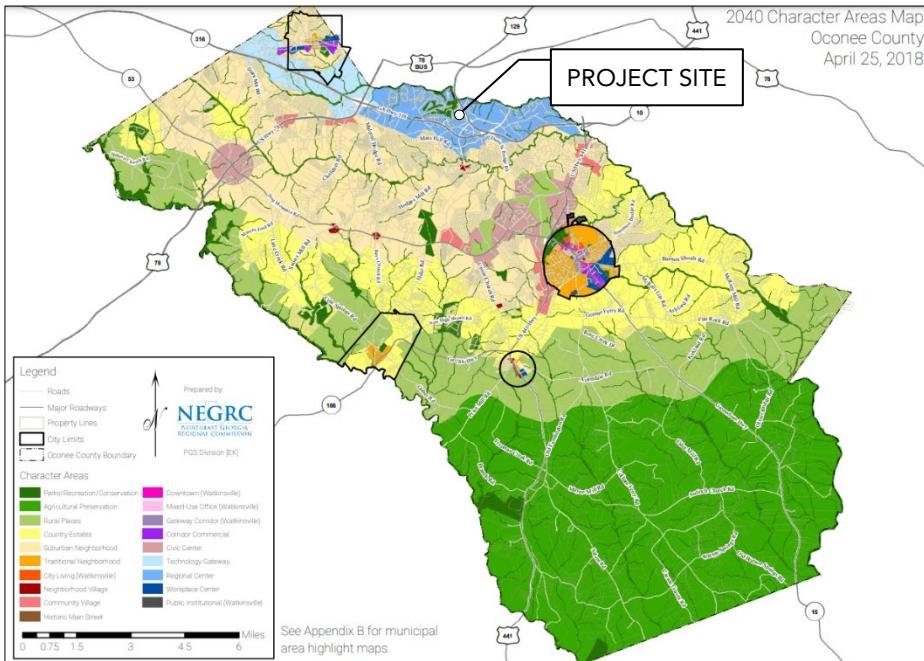


Figure 2 Proposed Zoning Map

The property is split-zoned R2 and R3. The adjacent zoning to the site includes OIP to the East, R-3 (Office) to the south, R-3 to the west, and B-1 and R-1 to the north (as seen above). The rezone request is to rezone the split-zoned site to R-1 (as seen above).

OCONEE COUNTY FUTURE LAND USE MAP



The proposed rezone request does conform to the Future Development Map of Oconee County. The character designation of the two properties is Regional Center. As part of this rezone, there are no changes proposed to the current Character Area Map.

The Regional Center Character Area, per the Oconee County Comprehensive Plan, states the primary land uses for the area to be "single-family subdivisions and planned developments".

The proposed use and development directly correlate with the Future Development Map of Oconee County.

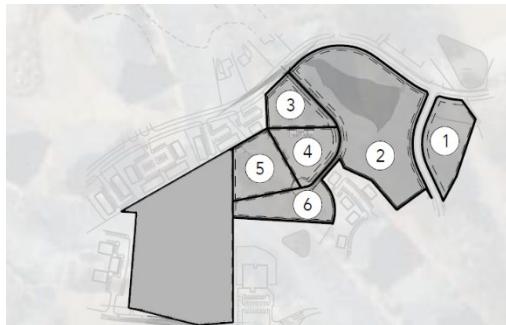


Figure 4 Conceptual Lot Layout (1-6)

PROPOSED USE + SITE DESIGN

The proposed use of the property is for a single-family residential development.

The property will provide (6) residential lots that correspond to the regulations listed in the Oconee County Unified Development Code. A general layout of the lots is shown to the left.

VEHICULAR ACCESS

The development of the R-1 zoned property would allow for one entrance along Meriweather Drive which would be dedicated as a Private Access Drive to allow access to the 5-proposed single-family residential lots proposed on the plan. The separate lot at the corner of Meriweather Drive and Chambers Court would have primary access off Chambers Court.

All access points will be designed and installed per county, state, and federal standards and regulations.

TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections.

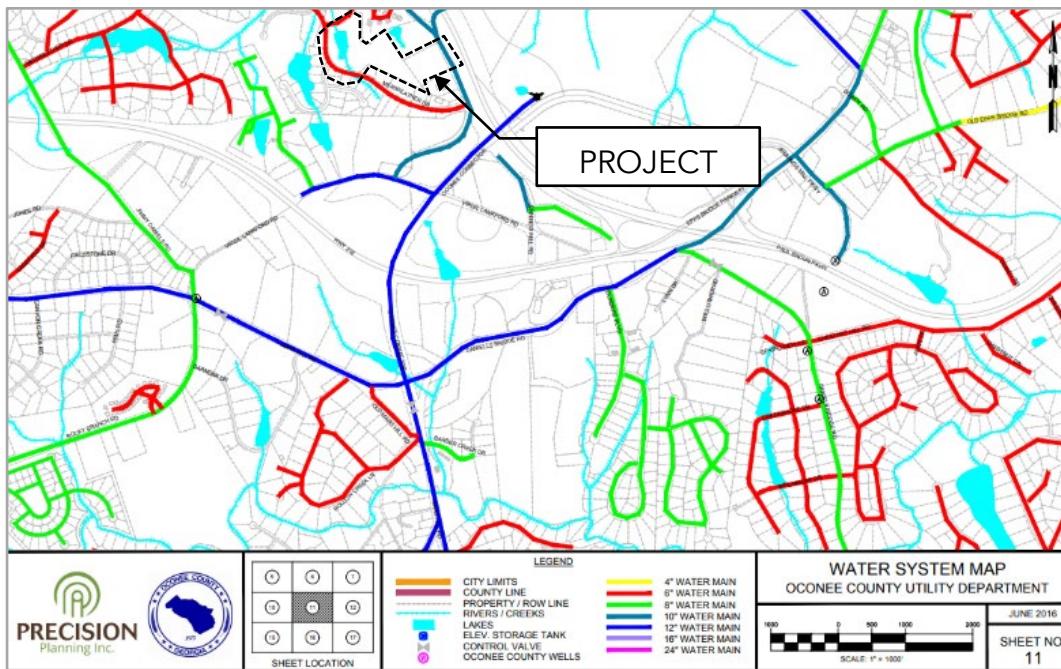
Traffic generated by the minor subdivision along Meriweather Drive and Chambers Court is minimal and does not exceed 57 ADT per the ITE Trip Generation Manual, Land Use Code (210).

IMPACT TO SCHOOL SYSTEM

There are no reasons to assume that this rezone would negatively affect the school system. The subject site being rezoned to R-1 is currently zoned residential, which does not change the allowed use and therefore negates any impact to the school system as residential use is already allowed.

UTILITIES + PUBLIC SERVICES

The proposed development will require domestic water and fire protection provided by the Oconee County Public Utilities Department. Dry utilities such as electricity, cable, and internet will be coordinated with the individual service providers as needed and as warranted in accordance with the Oconee County Unified Development Code. All utilities planned and required for the project shall be installed underground.



WATER. Water is proposed to connect to an existing an existing 6" main off Meriweather Drive (Residential).

Probable Water Demands and Assumptions:

RESIDENTIAL: Assume 100 GPD/Resident
Assume 2.6 Residents/Dwelling Unit
6 Dwelling Units Proposed

Formula: $260 \times 6 = 1,560$ GPD (1.08 GPM) Daily
PEAK HOUR DEMAND: 1.08×3 (Peak Factor) = 3.24 GPM

SEWAGE. Conventional septic tanks and drain-fields are planned for the development. Lots will be reconfigured as necessary based on soil suitability and a soil survey map shall be submitted to the Oconee County Health Department as applicable with Site Development procedures and permits pending this rezone request.

STORMWATER MANAGEMENT

The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. Throughout the site, stormwater is collected and traversed through pipes and swales, and directed to the proposed stormwater detention areas as shown on the plan. Post development run-off and water quality will be maintained in accordance with Oconee County and State of Georgia standards and regulations.

PROJECT IDENTITY + SIGNAGE

There is no proposed signage for the residential portion of the development.

AMENITIES AND RECREATIONAL AREAS

There are no recreational areas proposed for this site.

LAND DEDICATED FOR PUBLIC USE + OPEN SPACE PROVISIONS

No portion of the subject property is dedicated for public use and there are no provisions for public open space provided or required as part of this rezone.

SIDEWALKS, CURB & GUTTER, AND PEDESTRIAN CIRCULATION

There are no sidewalk connections or curb and gutters proposed along the private access drive located on the residential portion of the project.

ENVIRONMENTAL IMPACTS + BUFFERING

The subject property has an existing pond located along Meriweather Drive. The pond will be protected, and best management practices installed to prevent any impact due to this development. A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impactions during construction.

All landscape and structural buffers as required by County code shall be proposed and planted in accordance with local code and regulations. Site utilities and stormwater management facilities will not encroach into landscape buffers. Buffers shall be maintained in accordance with County code and regulations.

LIGHTING

Outdoor lighting will be provided as required for security purposes. Any proposed outdoor lighting fixtures for this development shall be full-cutoff and fully shielded to minimize impaction to surrounding properties. All lighting fixtures and layout shall adhere to all standards and specifications set forth in the Oconee County Unified Development Code.

TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary by Oconee County shall be in accordance with the Oconee County Unified Development Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by a private contractor and disposed of accordingly.

PROJECT SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by June of 2023.

The residential portion of the project to be rezoned R-1 shall be plated and available for sell/development as soon as rezoning efforts are complete and funds are made available.

OWNERSHIP & MAINTENANCE OF COMMON SPACE

There are no proposed common space areas.

ESTIMATED VALUE AND SQUARE FOOTAGE OF DEVELOPMENT

Estimated Value of the Project at Completion: \$3,000,000.00

- (6) Single-Family Detached Homes \$3,000,000.00
 - Min. 3 BR-2,000 SF Residence (\$500,000 per lot)

CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE THEMES

The building exterior will predominantly be brick with brick, stone, and/or cementitious siding accents to reflect similar architectural themes as depicted throughout the existing neighborhood. The representative images below reflect the architectural style and type of typical structures located in the Jennings Mill Subdivision.

Proposed archetypes referenced below are for reference only and shall correlate to the overall architectural theme of the Jennings Mill Subdivision. All proposed architectural elements shall adhere to the Oconee County Unified Development Code.









CARTER
ENGINEERING



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1030 Chambers Court

Tax Parcel #: C 01 033K

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Jeff Carter / Carter Engineering

Address (No P.O. boxes): 3651 Mars Hill Road, Suite 2000

City, State, & Zip Code: Watkinsville Ga

Telephone Number: 770 725 1200

SIGNATURE OF OWNER OR MANAGING MEMBER: William Chambers Jr.

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): William Chambers Jr.

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 12.14.22

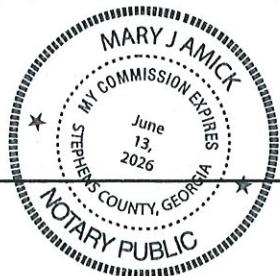
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 14 DAY OF December, 2022

NOTARY SIGNATURE: Mary J Amick

DATE: December 14, 2022

SEAL:





Official Tax Receipt
Oconee County, GA
23 North Main St
Watkinsville, 30677
--Online Receipt--

Phone: 706-769-3917

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-3067	C 01 033 K	1163/538 460/260 13/73 ; 35/101-103	\$8,081.64	\$0.00 Fees: \$0.00	\$0.00	\$8,081.64	\$0.00
		Totals:	\$8,081.64	\$0.00	\$0.00	\$8,081.64	\$0.00

Paid Date: 11/10/2022

Charge Amount: \$8,081.64

CHAMBERS FAMILY PARTNERSHIP, LLLP
1120 TULIPWOOD LANE
ATHENS, GA 30606



Scan this code with your
mobile phone to view this
bill

OCONEE COUNTY
Rezone Request

HillPOINTE Residential

MINOR RESIDENTIAL SUBDIVISION

ZONING IMPACT ANALYSIS

February 15, 2023

(Revised April 20, 2023)

ADDRESS

1030 Chambers Court
Parcel No. C 01 033K

CURRENT ZONING

R-2 (Two-Family Residential)
R-3 (Multi-Family Residential)

PROPOSED ZONING

R-1 (Single-Family Residential)



CARTER ENGINEERING

A. WILL THE ZONING PROPOSAL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE EXISTING USES, DEVELOPMENT, AND ZONING OF NEARBY PROPERTY?

The project site is currently split-zoned as R-2 Residential and R-3 Residential. The surrounding parcels are R-3 residential, R-3 office, B-1 commercial, and Agricultural. Rezoning the parcel to be R-1 Residential would relate well to the existing zoning of the surrounding parcels. The subject site becoming R-1 Residential is the most appropriate use for the tract due to the prevailing single-family residential land use of the surrounding properties that adjoin Meriweather Drive. The rezoning would help the area achieve a better sense of cohesion and allow for a more consistent character along the two respected roadways.

B. DOES THE SUBJECT PROPERTY HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED?

The subject site split-zoned between R-2 and R-3 limits the applicability of single-family housing due to access, soils, and required lot sizing.

C. CONSIDER THE EXTENT OT WHICH THE ZONING PROPOSAL PROMOTES THE HEALTH, SAFETY, MORALS, OR GENERAL WELFARE OF THE PUBLIC WITH CONSIDERATION TO: 1) POPULATION DENSITY AND EFFECT ON COMMUNITY FACILITIES SUCH AS STREETS, SCHOOLS, WATER AND SEWER; 2) ENVIRONMENTAL IMPACT; 3) EFFECT ON EXISTING USE, USABILITY, AND/OR VALUE OF ADJOINING PROPERTY:

The extent can be summarized as follows:

1. With the R-1 zoning, there would not be a significant impact to the population density or the community facilities. The residential properties would not create more strain on the sewer system due to having septic tanks and drainage fields on the individual properties.
2. There will be no significant negative effects to the environmental conditions. The stormwater management would be in accordance with local, state, and federal regulations as to provide best management practices as needed and as warranted to protect any wetland, floodplain, jurisdictional water, or protected buffer present on the subject site. There is an existing pond and buffer area located on the subject site and the property would be maintained and protected as needed.
3. There will be no negative effect on adjoining property values.

D. CONSIDER THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS CURRENTLY ZONED, CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE PROPERTY.

There will be no gain to the public for the subject property to remain as it's currently zoned. With the property being split-zoned, there are no expected aspirations of development for the lot as it stands since it has remained undeveloped and unused as a residential lot since 1998. The surrounding parcels have been developed over time since the initial purchase and development of the Jennings Mill PUD. The proposed rezone would allow this property to be better apportioned to allow for better use and acquisition of the area.

E. CONSIDER THE CONSISTENCY OF THE PROPOSED USE WITH THE STATED PURPOSE OF THE ZONING DISTRICT THAT IS BEING REQUESTED.

The project is consistent with the zoning requested. Support is further provided by the goals of the Oconee County Development Plan (discussed below).

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 of properties adjacent to the subject property consists of single-family residences. The development of the subject property is consistent with the land use patterns of the surrounding areas.

G. CONSIDER THE CONFORMITY WITH OR DIVERGENCE FROM THE FUTURE DEVELOPMENT MAP OR THE GOALS AND OBJECTIVES OF THE OCONEE COUNTY COMPREHENSIVE PLAN.

The rezoning is compatible with the Oconee County Comprehensive Plan (OCCP). A portion of the OCCP, regarding the Regional Center Character Area appropriates the primary land use of single-family subdivisions and planned developments. The OCCP and the Future Development Map of Oconee County both regard the proposed HillPOINTE minor subdivision as an appropriate use of the property.

H. CONSIDER THE AVAILABILITY OF ADEQUATE SITES FOR THE PROPOSED USE IN DISTRICTS THAT PERMIT SUCH USE.

There are no known properties of this size and character for sale and/or available in the immediate area that suits the applicant's needs.



CARTER
ENGINEERING