

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA
TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for special use approval submitted by ABE Consulting Inc. on August 20, 2024 requesting Special Use Approval on a ±32.665 acre tract of land located on 2791 Oliver Bridge Rd, Oconee County, Georgia, tax parcel no. C-07-033, on property owned by Charles R. Hillsman & Jane J. Hillsman, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for an accessory modular farm tenant dwelling.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on October 21, 2024, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 5, 2024.

ADOPTED AND APPROVED, this 5th day of November.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amey Harden, Member

Mark Saxon, Member

ATTEST:

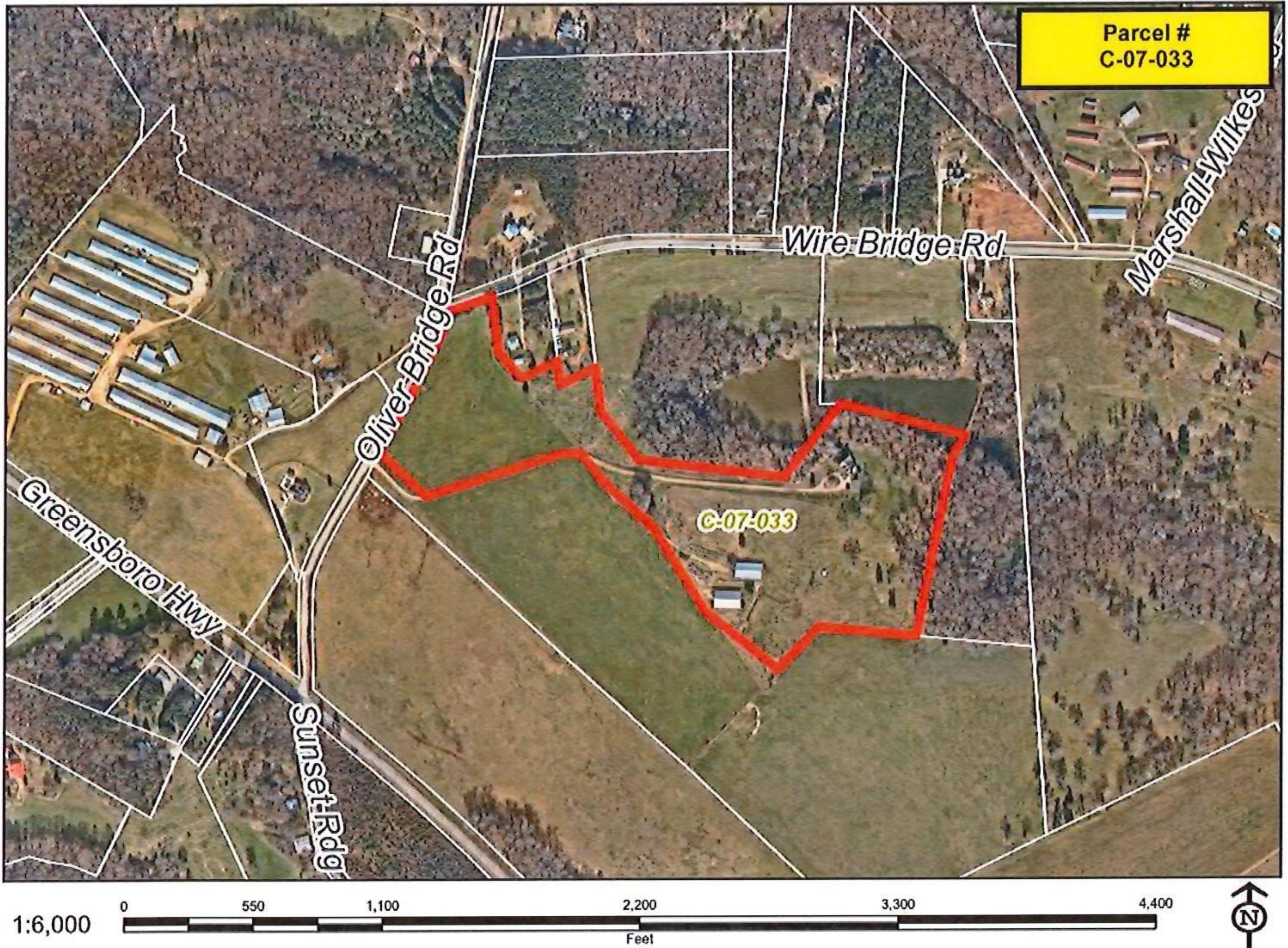
Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

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

Special Use # P24-0166 - Charles R & Jane J Hillsman



LEGAL DESCRIPTION

All that Tract or Parcel of Land lying and being in the 223rd G.M. District, Oconee County, Georgia depicted on a Composite Plat prepared for Charles R. & Jane J. Hillsman dated August 19, 2024 prepared by ABE Consulting, Inc. and certified by Stacy C. Carroll, PLS and being more particularly described as follows:

Beginning at the intersection of the Eastern Right of Way of Oliver Bridge Road (60' R/W) and the Southern Right of Way of Wire Bridge Road (80' R/W);

Thence with the Southern Right of Way of Wire Bridge Road the following courses and distances; North 72 Degrees 05 Minutes 55 Seconds East a distance of 59.23 feet to a point; North 70 Degrees 47 Minutes 00 Seconds East a distance of 144.88 feet to a point at a common corner with lands of Hubert;

Thence along common lines with Lands of Hubert the following courses and distances; South 07 Degrees 28 Minutes 10 Seconds East a distance of 237.02 feet to a point; South 41 Degrees 51 Minutes 10 Seconds East a distance of 148.81 feet to a point; North 64 Degrees 10 Minutes 29 Seconds East a distance of 170.90 feet to a common corner with Lands of Lang;

Thence along common lines with Lands of Lang the following courses and distances; South 07 Degrees 26 Minutes 48 Seconds East a distance of 99.86 feet to a point; North 64 Degrees 15 Minutes 05 Seconds East a distance of 167.98 feet to a point at a common corner with Tract A from the aforementioned Plat;

Thence along common lines with said Tract A the following courses and distances; South 07 Degrees 27 Minutes 18 Seconds East a distance of 190.93 feet to a point; South 39 Degrees 15 Minutes 09 Seconds East a distance of 259.94 feet to a point; South 83 Degrees 31 Minutes 45 Seconds East a distance of 622.27 feet to a point; North 37 Degrees 09 Minutes 32 Seconds East a distance of 393.72 feet to a point at a common corner with Tract B from the aforementioned Plat;

Thence along common lines with said Tract B the following courses and distances; South 76 Degrees 05 Minutes 31 Seconds East a distance of 542.47 feet to a point; South 28 Degrees 09 Minutes 43 Seconds West a distance of 105.08 feet to a point; South 10 Degrees 41 Minutes 30 Seconds West a distance of 773.49 feet to a point at a common corner with lands of Sellers;

Thence along common lines with lands of Sellers the following courses and distances; North 85 Degrees 09 Minutes 26 Seconds West a distance of 417.33 feet to a point; South 43 Degrees 47 Minutes 03 Seconds West a distance of 249.86 feet to a point; North 52 Degrees 06 Minutes 24 Seconds West a distance of 392.95 feet to a point; North 32 Degrees 21 Minutes 36 Seconds West a distance of 424.34 feet to a point; North 48 Degrees 25 Minutes 54 Seconds West a distance of 276.32 feet to a point; North 39 Degrees 15 Minutes 09 Seconds West a distance of 162.68 feet to a point; South 89 Degrees 31 Minutes 15 Seconds West a distance of 85.69 feet to a point; South 72 Degrees 15 Minutes 25 Seconds West a distance of 606.68 feet to a point; North 47 Degrees 33 Minutes 12 Seconds West a distance of 276.09 feet to a point on the Eastern Right of Way of Oliver Bridge Road;

Thence with the Eastern Right of Way of Oliver Bridge Road the following courses and distances; North 28 Degrees 57 Minutes 53 Seconds East a distance of 264.21 feet to a point; Along the arc of a curve to the left (said curve having a radius of 2896.20 feet, an arc length of 295.61 feet, a chord bearing of North 25 Degrees 32 Minutes 10 Seconds East and a chord length of 295.48 feet) to a point; Along the arc of a compound curve to the left (said curve having a radius of 868.36 feet, an arc length of 102.90 feet, a chord bearing of North 15 Degrees 25 Minutes 16 Seconds East and a chord length of 102.84 feet) to the Point of Beginning.

Said Tract having an area 32.665 Acres, more or less.

NARRATIVE



SPECIAL USE NARRATIVE

CHARLES R. & JANE J. HILLSMAN

AG to AG with Special Use Request – Accessory Modular Farm Tenant Dwelling

2791 Oliver Bridge Road, Watkinsville, Oconee County, GA 30677

Acreage: 32.665, Tax Parcel #: C 07 033

August 19, 2024

INTRODUCTION

The property is currently zoned AG with existing home, barns and other miscellaneous farm structures. The current Owners live currently on the property which is being farmed by them. The majority of the adjoining properties are zoned AG with the exception of a portion to the North of the property, which is zoned AR-3. The site consists of mainly open pastures and some wooded areas along the outskirts of its boundary. Some of the AG zoned properties are being farmed and some are occupied by residences.

The subject site is located at 2791 Oliver Bridge Road, Watkinsville, GA 30677. The tax parcel number for this request is C 07 033. There is an Owner-occupied home and several farm structures on the subject site. The total acreage of the subject rezone is approximately 32.665 acres.

This Special Use request is made to allow for an Accessory Modular Farm Tenant Dwelling for the owners' daughter Julie Hilsman. Ms. Julie is wanting to relocate a modular home locally from City Bishop to this property. The main reason for the request is to allow the Modular Farm Tenant Dwelling on the subject property so that their daughter Julie Hillsman could live in it. Ms. Julie will be helping her parents with day-to-day farm work She also desires to live close to them. This request is allowed under current zoning codes, Article 3, Section 358.d -Farm Tenant Dwelling, via a special use approval process. The relocated dwelling will be set on site stick-built foundation with an added approximately 12'x16' rear deck/porch. A new approximately 8'x12' front porch will also be added. In addition, a partially open garage will be added on site adjacent to the proposed dwelling. The garage will be approximately 24'x30' in overall size. The main dwelling exterior will be mainly wood or cement fiber board siding with asphalt shingles roof.

The proposed dwelling is being proposed well inside the subject property and at a great distance away from the roadways (approximately 957'). The proposed dwelling is approximately 27'x48' (1,296 SF), excluding porches and decks and consists of a 3-bedroom home with living room, kitchen and 2 full-baths.

ADJACENT LAND USES & ZONING

<u>Adjacent Land Use and Zoning:</u>		<u>Uses</u>
to the North-	R/W, AG & AR-3	Single Family Residential
to the South-	AG	AG Uses
to the East-	AG	Residential Single Family
to the West-	AG & R/W	Single Family Residential

NARRATIVE

Subject Special Use Area:

- Existing Zoning: AG
- Existing Use: AG with Single Family Residence
- Proposed Zoning: AG with Special Use
- Proposed Use: AG with Special Use for Farm Tenant Dwelling

PROPOSED USE/ SPECIAL USE DETAILS

The property Special Use will be used for a Farm Tenant Dwelling for the daughter of the Owners. The relocated dwelling will be approximately 1,296 SF, excluding porches, decks and detached garage. The dwelling will be a 1-story structure. The proposed foundations, porches/decks and garage structure shall be in accordance with the appropriate Oconee County development codes and ordinances. The proposed building will be constructed in 1 phase

BUILDING AND FAÇADE MATERIALS

- Please refer to attached Architectural Representative Photos for the main Farm Tenant Dwelling & garage structure.

ACCESS & TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are estimated based on a General Business category as follows:

	<u>2-Way ADT</u>	<u>AM Peak HR</u>	<u>PM Peak HR</u>
• Farm Tenant Dwelling 107,983 SF, ITE Code 215:			
3 Dwelling Units:	9.57	1.56	2.37
TOTAL GROSS ADT:	9.57	1.56	2.37

Access to the proposed Farm Tenant Dwelling will be gained internally through the existing gravel driveway. No new driveways are being proposed.

Based on the above ADT estimates and the minimum number of anticipated daily trips and the internal trip generation, the proposed request will have minimal impact to existing roadway infrastructure.

SCHOOLS

Minimum impact to schools is anticipated since the Special Use request includes a single farm tenant dwelling. No immediate increase in student population since Ms. Julie Hillsman has no children at this time.

NARRATIVE



WATER AND SEWER

Private on-site existing well water and individual septic system will be utilized for water and sewerage, respectively. No connection or demand to the public water is being proposed.

GENERAL UTILITIES AND GARBAGE / RECYCLING SERVICES

Power service will be gained from the existing overhead lines within the subject property. Water and sewerage connections to the existing well and proposed septic system will be made underground. Other utilities proposed for the project include satellite / cable TV, internet access and telecom / phone services will be made through existing service lines on site. These services will be provided by public and private companies. The exact location of these services will be determined during the Site Development Plans permit process thru the County. Garbage / waste and recycling services will be provided by private haulers or collection companies.

STORMWATER DRAINAGE MANAGEMENT

Drainage patterns will closely match existing contour patterns. Increased stormwater runoff from site will be mitigated on site thru the proposed standard BMP's during and after construction. Stormwater management and erosion control measures will be provided as required, in accordance with Oconee County Ordinances and Regulations at the time of construction.

TOTAL NUMBER OF PROPOSED LOTS/HOMES/UNITS/BUILDINGS

No additional lots are being proposed through this request.
One Farm Tenant Dwelling is being proposed along with a detached garage structure.

BUILDING AND FAÇADE MATERIALS

- Please refer to attached Architectural Representative Photos for the main Farm Tenant Dwelling & garage structure. This is a modular residential structure that is being moved to the site. The building facades mainly consists of wood or cement fiber siding.

RANGE / AVERAGE COST OF RESIDENCE / BUILDINGS

The proposed buildings have an estimated value in today's dollars of \$276,000-\$305,000 at completion.

RANGE / AVERAGE SQUARE FOOTAGE OF BUILDING

The proposed project has an estimated 1,296 SF, excluding any porches or decks and a 720SF of garage structure.

NARRATIVE



ESTIMATED VALUE OF THE PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of approximately \$346,000 at completion.

TYPE OF OWNERSHIP

The overall development will be owned fee simple and maintained by private owners.

COMMON OPEN SPACE

No common open space areas are being proposed with this request. The entire property is under 1 fee simple ownership.

MAINTENANCE OF COMMON OPEN SPACE

Not applicable since no common open space areas are being proposed with this request.

BUFFERS

No buffers are required or being shown as a part of this request. The proposed Tenant Dwelling within the AG zoned property is compatible with all adjacent zoning and uses.

SIDEWALKS / CURB & GUTTER

A minimum of a 4' wide walkway is being proposed to connect the Garage to the proposed dwelling. No curb and gutters are being proposed.

AMENITY / RECREATION AREAS

No public or semi-public amenity/recreation areas are being proposed.

SCHEDULE

The proposed request is tentatively scheduled to be completed in 1 to 1.5 years

CONCLUSION

The Special Use request is proposed in accordance with Article 3, section 358. The proposed Farm Tenant Dwelling is internally located within the existing property. This is a request to allow the daughter of the existing Owners to live on the farm and provide day-to-day farm help. No new driveway is being proposed since the existing driveway will be utilized. The proposed Special Use request creates minimum to no impacts to the surrounding area or the community.

NARRATIVE



Front Elevation

NARRATIVE



Right Elevation

NARRATIVE



Rear Elevation

NARRATIVE

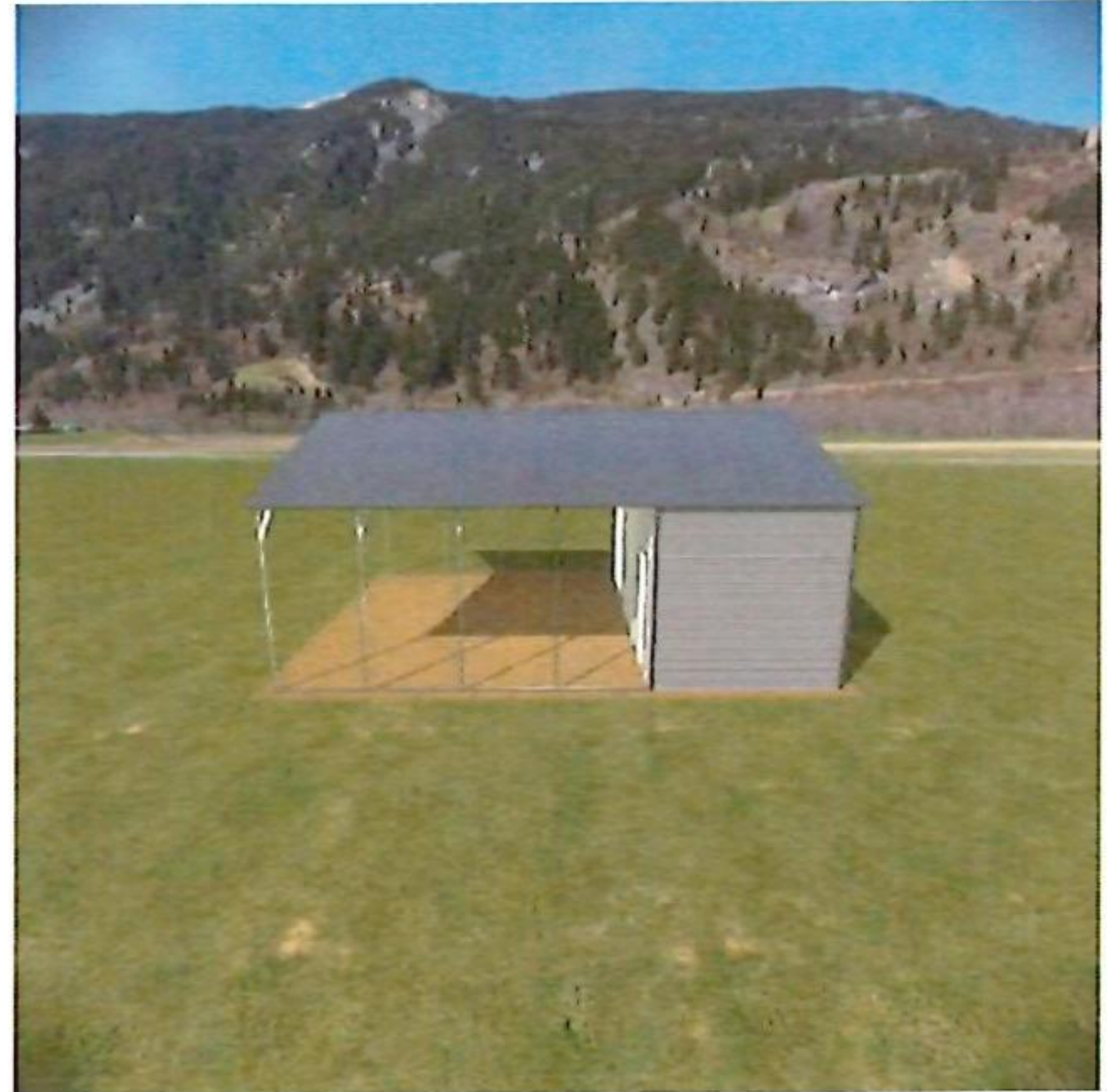


Left Elevation

NARRATIVE



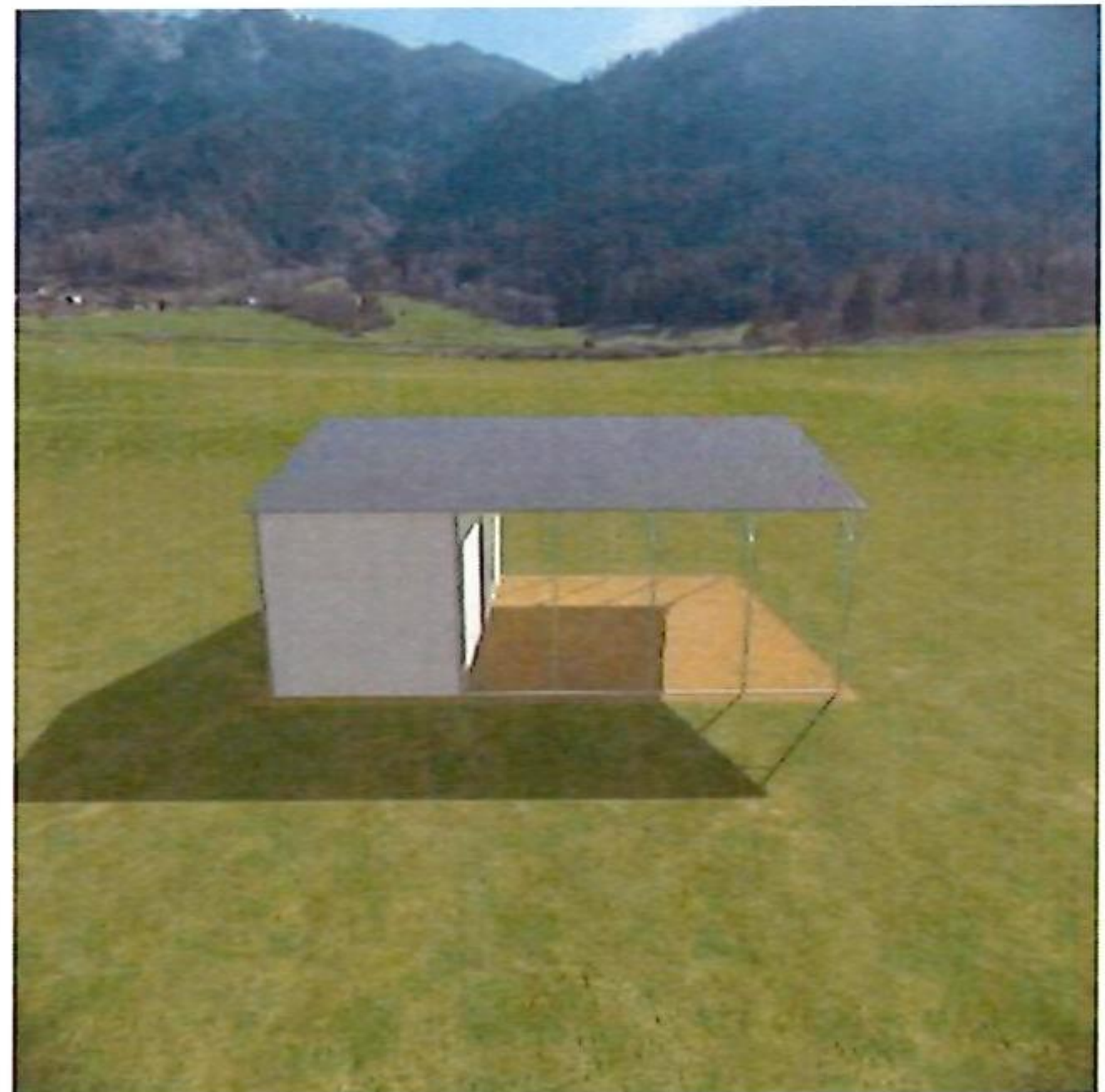
Front



Right

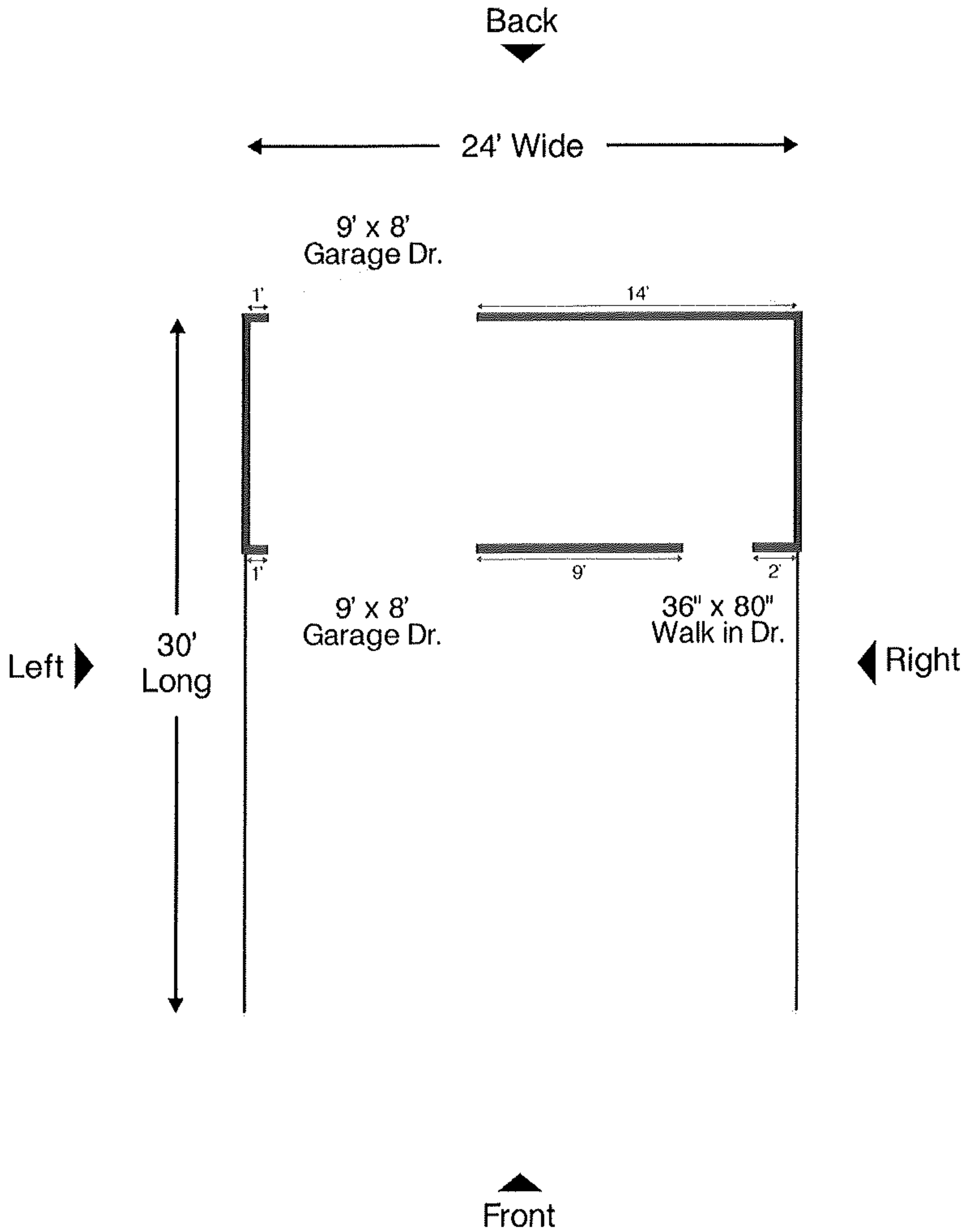


Back

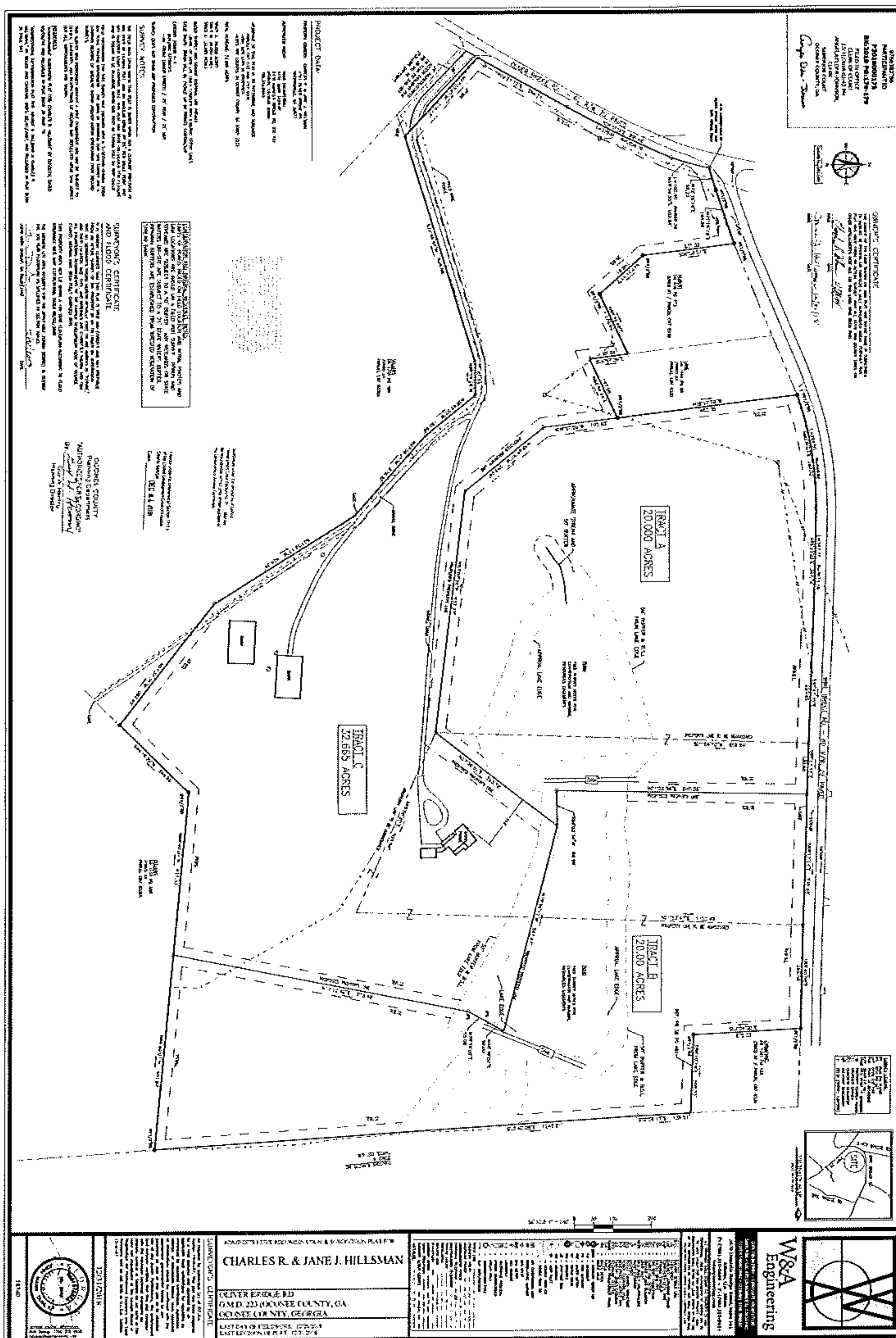


Left

NARRATIVE



Floor Plan





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

SPECIAL USE CASE #: P24-0166

DATE: October 9, 2024

STAFF REPORT BY: David Webb, AICP (Senior Planner)

APPLICANT NAME: ABE Consulting Inc.

PROPERTY OWNERS: Charles and Jane Hillsman

LOCATION: 2791 Oliver Bridge Road
Parcel C 07 033

PARCEL SIZE: ± 32.665 acres

EXISTING ZONING: AG (Agricultural District)

2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP: Agricultural Preservation

EXISTING LAND USE: Agricultural and Residential

ACTION REQUESTED: Special Use Permit approval

REQUEST SUMMARY: Special Use Permit approval to allow a manufactured home to be placed on a lot as an Accessory Farm Tenant Dwelling

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: October 21, 2024

BOARD OF COMMISSIONERS: November 5, 2024

ATTACHMENTS: Application
Narrative
Special Use Impact Analysis
Plats of Survey
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was created by a plat on December 31, 2018 (Plat Book 218, Page 179).
- The Tax Assessor indicates there is a 4,423 square foot residence on the property constructed in 2000 along with two agricultural accessory buildings.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential / Agricultural	AG (Agricultural District) and AR- 3 (Agricultural Residential Three Acre District)
SOUTH	Agricultural	AG (Agricultural District)
EAST	Residential / Agricultural	AG (Agricultural District)
WEST	Residential / Agricultural	AG (Agricultural District)

PROPOSED PROJECT DESCRIPTION

- The applicant is requesting Special Use Permit approval to place a Farm Tenant Dwelling on the property for a family member, the daughter of the property owner according to the narrative.
- The narrative indicates the proposed dwelling is a relocated manufactured home that is 1,296 square feet.

SPECIAL USE REQUIREMENTS

Because the applicant is proposing to place a Manufactured Home on the property for the Farm Tenant Dwelling, a Special Use Permit is required by Section 329.12 *Accessory manufactured homes* and by Table 3.3: *Manufactured Homes and Recreation Vehicles—Where Allowed*

Staff finds that the requirements of Section 329.12 are met to place an accessory manufactured home on the property if the Special Use Permit is granted. The applicant would then follow the required standards on 329.12 as part of the building permit requirements.

The additional requirements for an accessory Farm Tenant Dwelling are found in UDC Section 358 *Farm tenant dwelling*:

Accessory dwellings for the occupancy of tenants on a farm must comply with the following:

- The principal residence on the property, to which the farm tenant dwelling is accessory, must be occupied by the owner or the operator of the farm.*
- The accessory farm tenant dwelling must be located on the property of an active agricultural activity, as defined by the State of Georgia, which shall have been granted a Preferential Agricultural Assessment or Conservation Use Assessment of Agricultural Land by the Oconee County Board of Assessors, which assessment shall be continued and active.*
- At least one adult occupant of each dwelling unit must be employed to work on the farm where the dwelling is located. Such employment must be for compensation or profit, or such employee must be a relative of the owner or a co-owner of the farm; in any case, one occupant must devote at least 20 hours a week on average in the farming operation.*
- A farm tenant dwelling may be either a single-family detached or two-family site-built or modular building, or a manufactured home where accessory manufactured homes are otherwise allowed by right or special use approval under Sec. 329.*
- No more than one dwelling unit for each five acres of land devoted to active agricultural use is allowed.*
- The heated floor area of the farm tenant dwelling shall not exceed 1,500 square feet.*

TRAFFIC PROJECTIONS

- There is an estimated 9.57 ADT (average daily trips) to be expected for the existing and proposed dwellings (Trip Generation Manual, 11th Edition).

PUBLIC FACILITIES

Water:

- The project is proposing to utilize private wells.

Sewer:

- Sewage disposal will be provided via on-site septic.

Roads:

- The site will be accessed from Oliver Bridge Rd., an existing county road.

ENVIRONMENTAL

- The Generalized U.S. Fish and Wildlife Wetlands map indicates that wetlands are present on site. The site will have to meet the requirements of Article 9 Environmental Protection.
- There are no Flood Hazard Areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

Water Resources Department:

- Reviewed on September 25, 2024, with the request for the OCWR Generic Rezone Condition.

Public Works Department:

- Reviewed on September 24, 2024, with no comments.

Fire Department:

- Reviewed on September 19, 2024, with no objection for the special use permit.

Board of Education

- No comments received as of October 9, 2024.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?

The purpose of the AG zoning district is to “preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements or waste disposal” (Unified Development Code Sec. 205.01). The applicant is requesting to place an accessory farm tenant dwelling for a family member. Staff analysis indicates this will meet the intent of the AG zoning district.

B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?

The subject property lies within the Agricultural Preservation Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “This Character Area includes lands in row crops, hay fields, or in pasture; woodlands and areas under forestry management; commercial wholesale nurseries; sparsely settled homes on individual tracts; and areas of sensitive natural resources.” The applicant is requesting to place an accessory farm tenant dwelling for a family member. Staff analysis indicates this will meet the intent of the Agricultural Preservation Character Area.

- C. **Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**
Nearby lots are zoned AG or AR-3. Primary land uses in the area are a mixture of agricultural and residential. The proposed accessory dwelling will be placed over 950 feet from the road. Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.
- D. **Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**
Based on the character area designation of Agricultural Preservation, a desirable pattern of development for the area would include a farm tenant dwelling. The proposed development aligns with the intent for this character area.
- E. **Is or will the type of street providing access to the use be adequate to serve the proposed special use?**
The access will be from an existing county road. Staff analysis indicates this access is adequate.
- F. **Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**
The existing access point from Oliver Bridge Road is expected to be adequate to serve a second dwelling.
- G. **Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**
The existing public facilities are expected to be adequate to serve a second dwelling.
- H. **Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**
The applicant is proposing a single-family accessory dwelling. Staff finds this will not have adverse impacts other properties in the area.
- I. **Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**
The applicant is proposing a single-family, manufactured accessory dwelling. Staff finds this will not have adverse impacts other properties in the area.
- J. **Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**
The applicant is proposing a single-family, manufactured accessory dwelling. Staff finds this will not have adverse impacts other properties in the area.
-

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 approval of the special use request as Staff finds that the requirements of Sections 329.12 and 358 are met to place an accessory manufactured home on the property. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:

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.

Site Picture

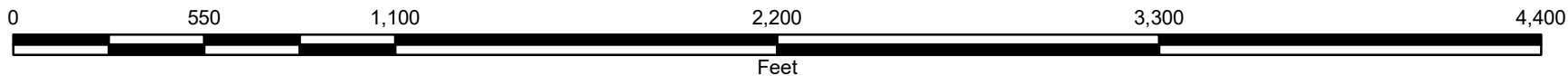


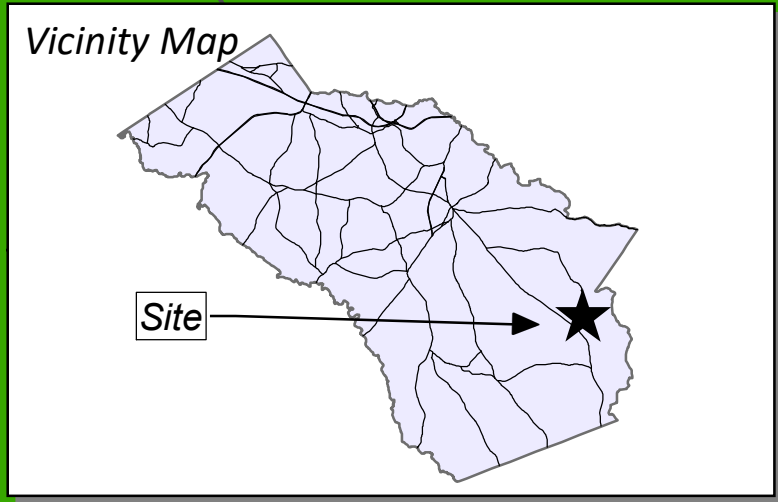
Special Use # P24-0166 - Charles R & Jane J Hillsman

Parcel #
C-07-033



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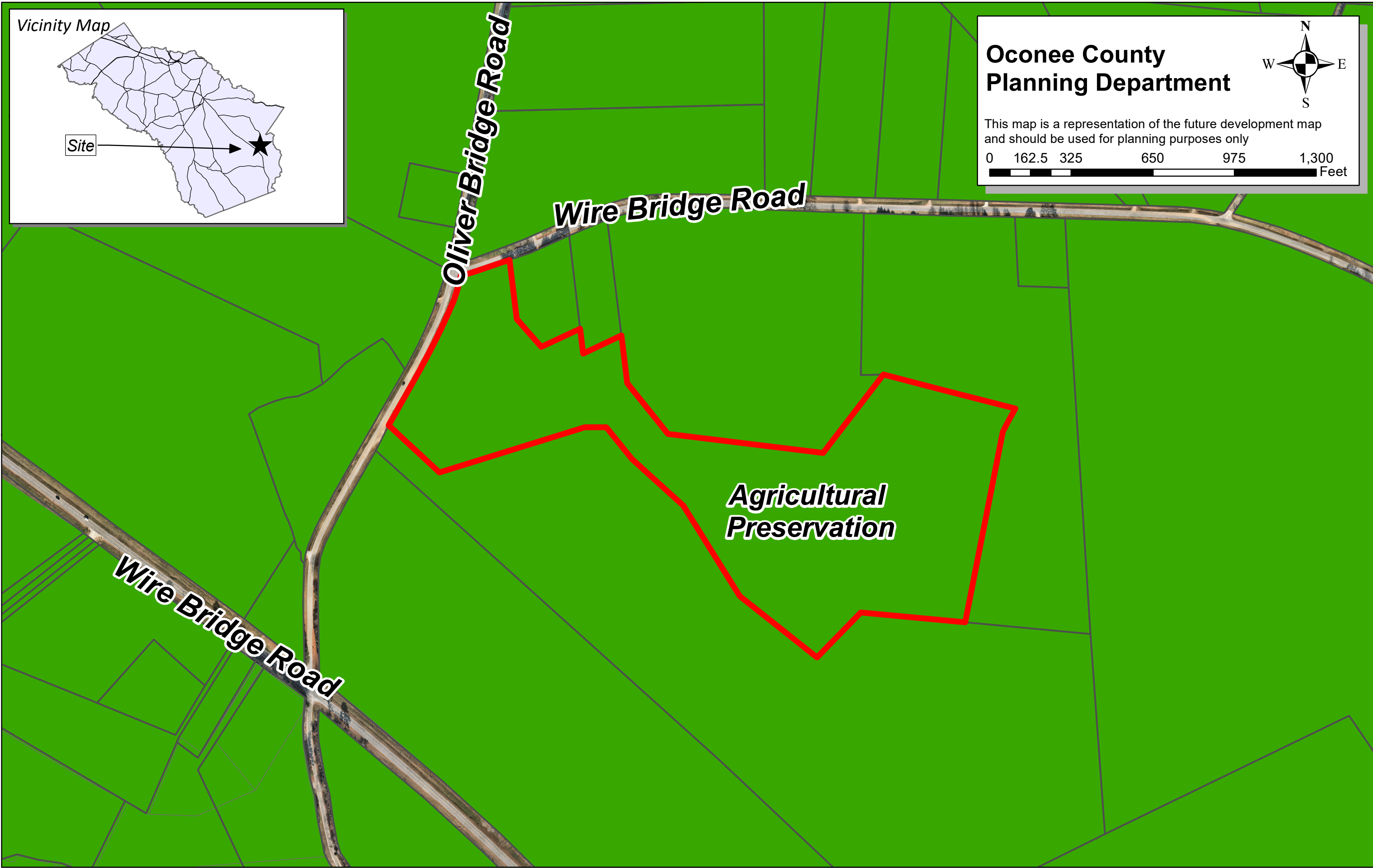


**Ocone County
Planning Department**

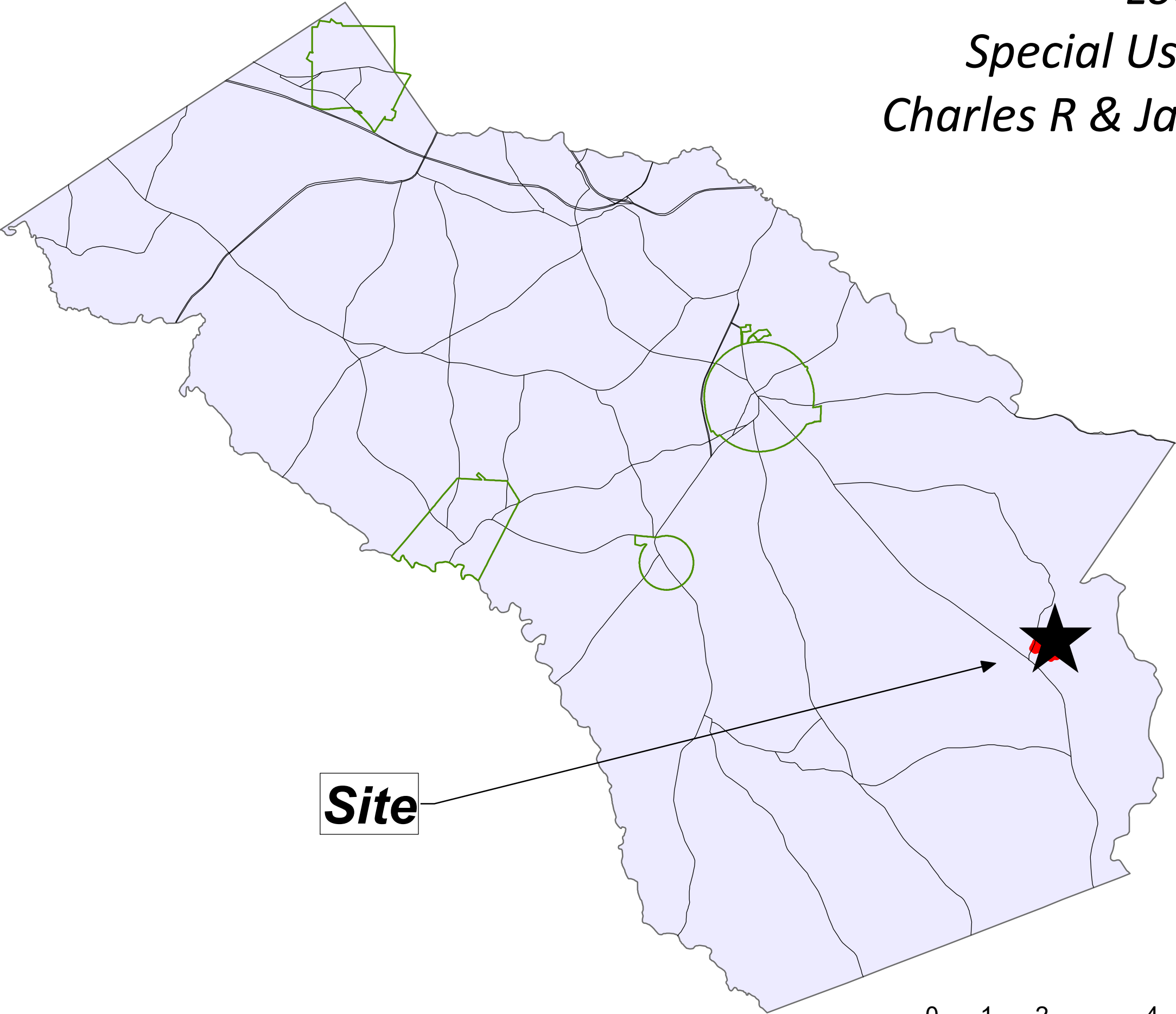
This map is a representation of the future development map and should be used for planning purposes only

0 162.5 325 650 975 1,300 Feet

A north arrow pointing up with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below it is a scale bar with markings at 0, 162.5, 325, 650, 975, and 1,300 feet.



*Location Map -
Special Use # P24-0166
Charles R & Jane J Hillsman*

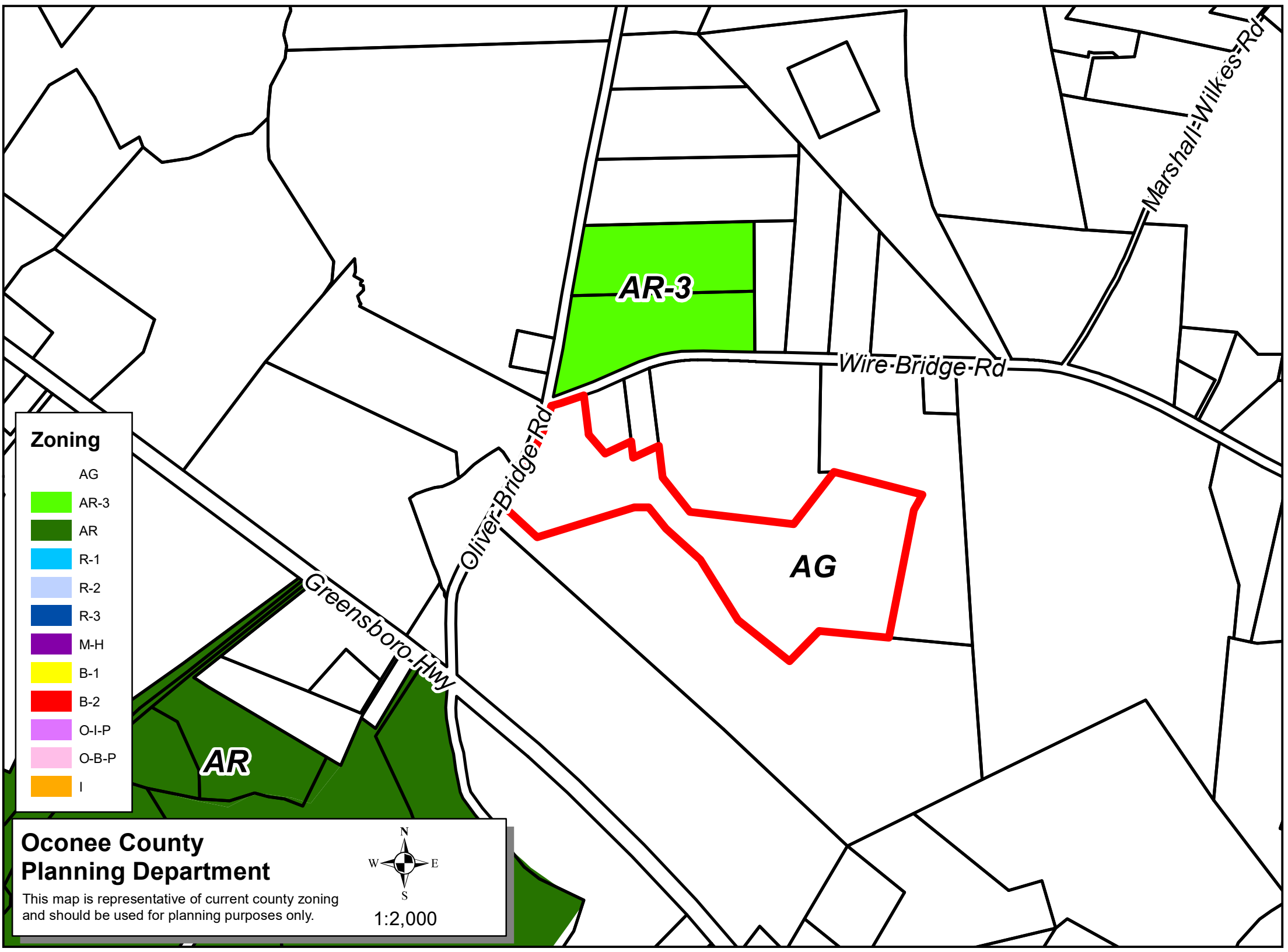


Site

1:120,000

0 1 2 4 6 8 Miles





Zoning

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

**Oconee County
Planning Department**

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

1:2,000