

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

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to zoning classification R-1 (Single Family Residential District) pursuant to an application for rezoning of property owned by Sapphire Property Rentals, LLC. submitted on June 14, 2024.

**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 Robert Scott on June 14, 2024, requesting a rezone of a ±17.387-acre tract of land located at 2880 Monroe Highway in, Oconee County, Georgia, (tax parcel no. B-02-025), 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 change in conditions for the property described on the attached “Exhibit A” is hereby changed 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

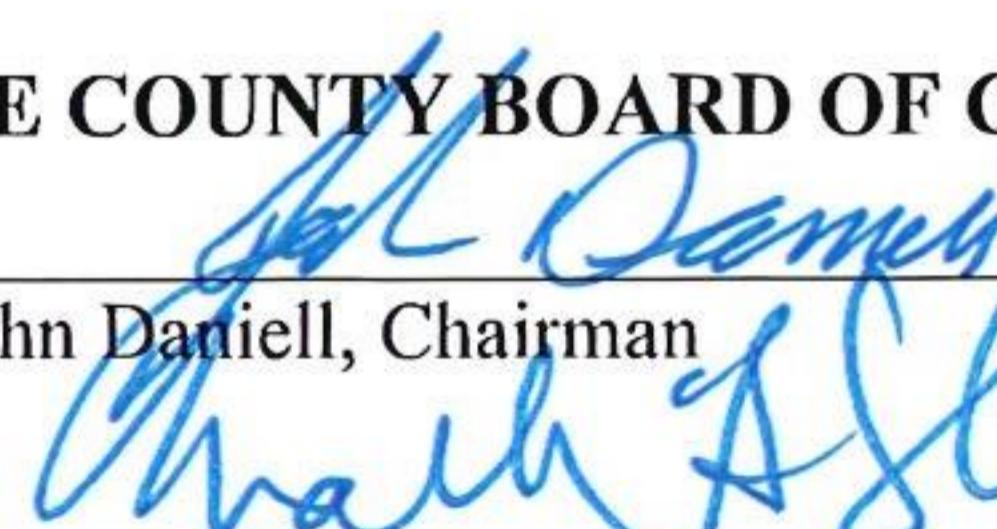
**SECTION 4.** Effective Date. This Ordinance shall take effect this date.

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

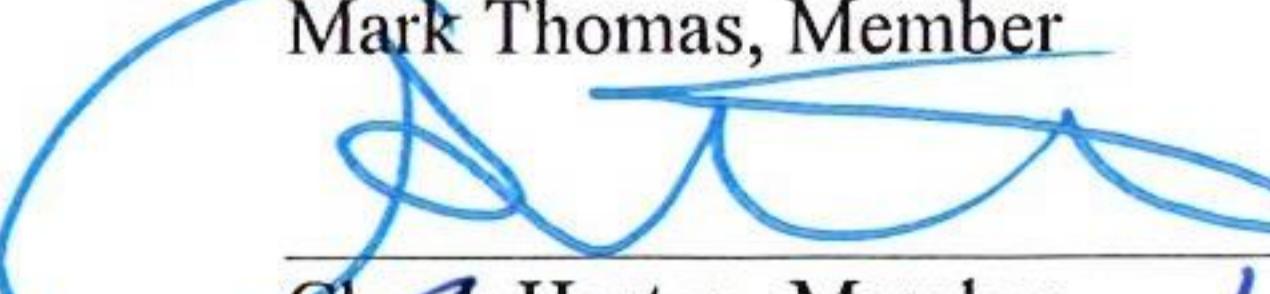
ADOPTED AND APPROVED, this 5<sup>th</sup> of November, 2024.

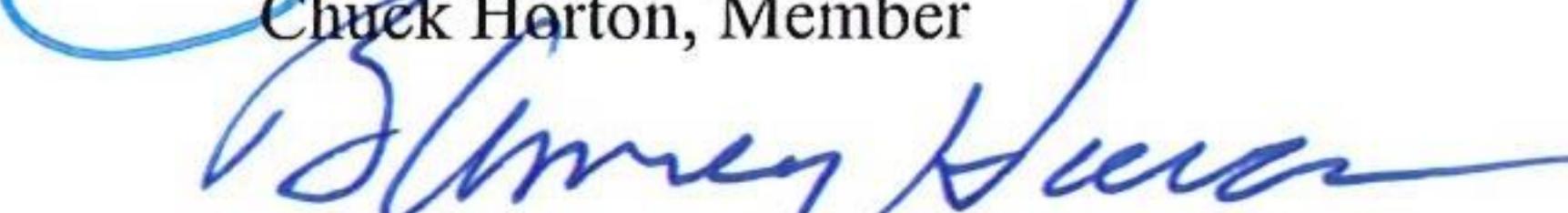
**OCONEE COUNTY BOARD OF COMMISSIONERS**

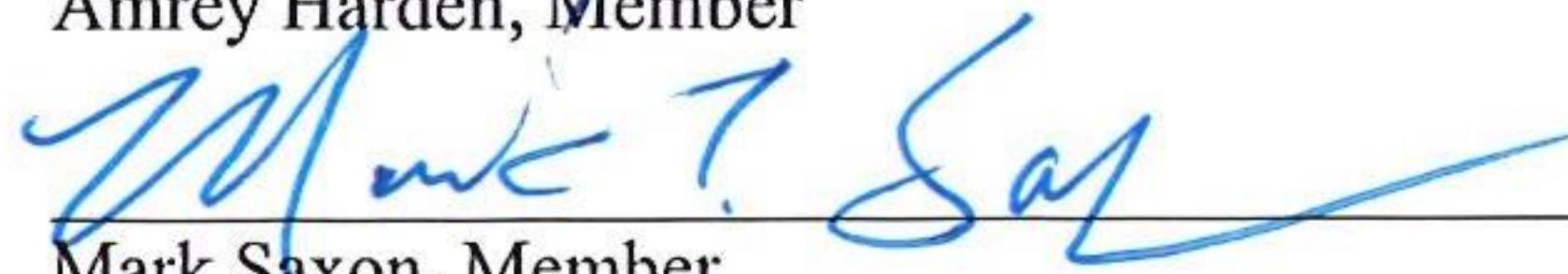
BY:

  
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 P24-0116**

**Page 1 of 15**

### **CONDITIONS**

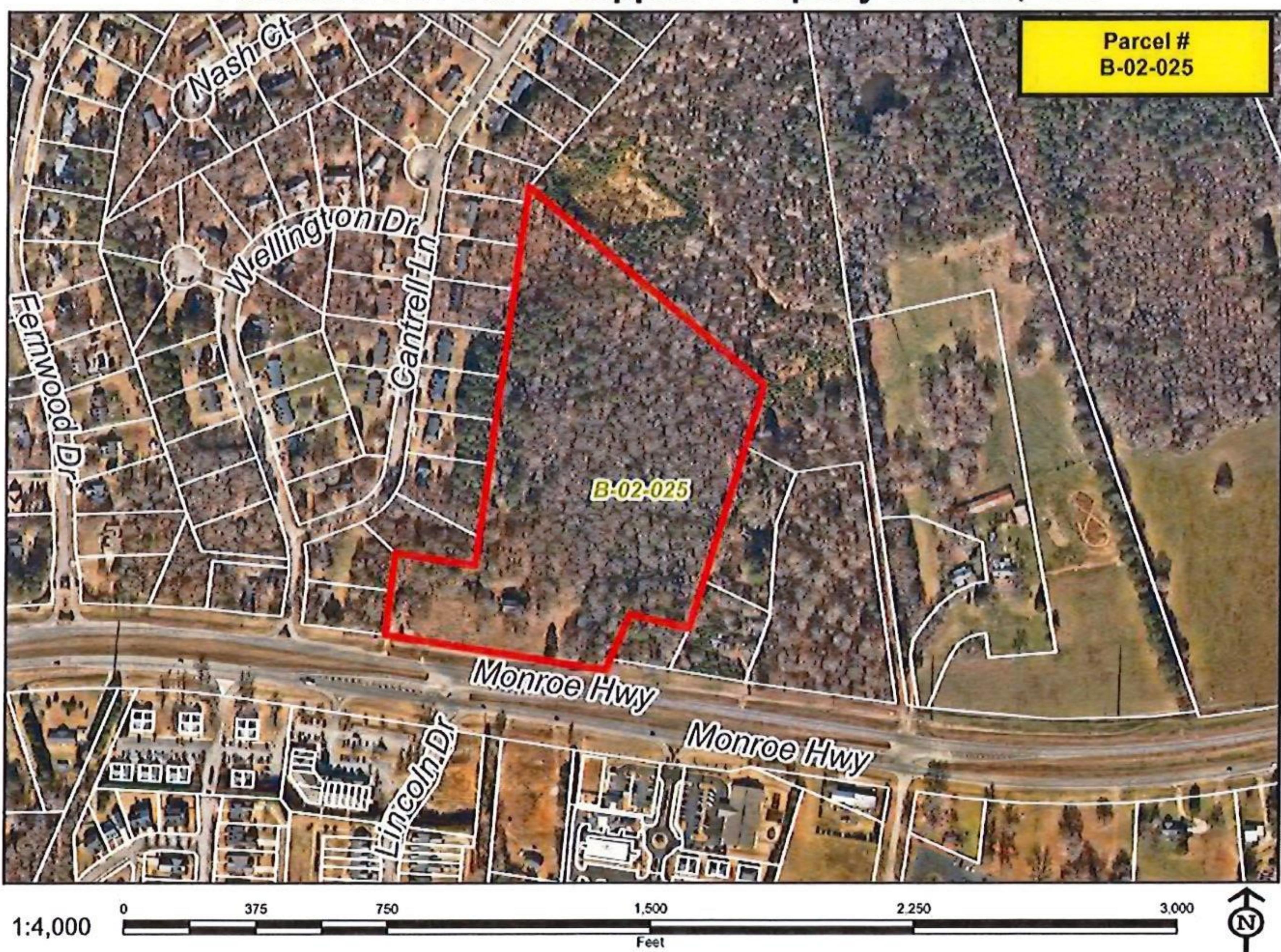
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water 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.
4. All dwelling units shall have facades consistent with architectural features shown on submitted drawing #RS060120 with primarily brick, stone, or lap siding consisting of painted wood lap or fiber cement board siding. No vinyl or metal siding shall be allowed. Each single-family detached unit shall include at least a 2-car garage.
5. Architectural elevations shall be approved by the Planning Director with no house models having the same façade adjacent to each other, so as not to be repetitive.
6. Each new dwelling shall install two street trees a minimum of 2-inch caliper at the time of planting prior to issuance of a Certificate of Occupancy.
7. After sidewalk, driveway and house are constructed on each lot, all remaining disturbed areas on each lot shall be sodded prior to CO. The disturbed area within the right of way shall be sodded if stand of permanent grass is not established prior to Final Plat.

**EXHIBIT "A" TO REZONE NO P24-0116**

Page 2 of 15

**TAX MAP**

**Rezone # P24-0116 - Sapphire Property Rentals, LLC**



**EXHIBIT "A" TO REZONE NO P24-0116**

Page 3 of 15

**LEGAL DESCRIPTION**

**PROPERTY DESCRIPTION**

2880 Monroe Highway

All that tract or parcel of land lying in and being part of G.M.D. 1048 in Oconee County Georgia, containing 17.387 acres as shown on a survey for Sapphire Properties LP by Traditions Surveying LLC dated January 22, 2024, and being more particularly described as follows:

COMMENCE at a 1/2 inch reinforcing rod situated on the northerly right of way line of Monroe Highway (U.S. Highway 78) located 240' in a easterly direction from the intersection with the easterly right of way line of Wellington Drive, said 1/2 inch reinforcing rod being the TRUE POINT OF BEGINNING; run thence the following courses and distances along the property lines of Block A, Section One, Wellington Park: (i) North 08 degrees 56 minutes 44 seconds East 125.02 feet along Lot 27 to 1/2 inch reinforcing rod, (ii) North 08 degrees 56 minutes 44 seconds East 107.32 feet along Lot 26 to the base of a 5/8 inch spindle, (iii) South 80 degrees 48 minutes 04 seconds East 102.30 feet along Lot 25 to a 1/2 inch reinforcing rod, (iv) South 80 degrees 48 minutes 04 seconds East 127.81 feet along Lot 25 to a 1/2 inch reinforcing rod, (v) North 08 degrees 29 minutes 20 seconds East 79.97 feet along Lot 25 to a 1/2 inch reinforcing rod, (vi) North 08 degrees 29 minutes 20 seconds East 209.38 feet along Lot 24 to a 1/2 inch reinforcing rod, (vii) North 08 degrees 29 minutes 20 seconds East 125.11 feet along Lot 23 to a 1/2 inch reinforcing rod, (viii) North 08 degrees 29 minutes 20 seconds East 124.92 feet along Lot 22 to a 1/2 inch reinforcing rod, (ix) North 08 degrees 29 minutes 20 seconds East 250.01 feet along Lots 21 & 20 to a 1/2 inch reinforcing rod, (x) North 08 degrees 29 minutes 20 seconds East 124.95 feet along Lot 19 to a 1/2 inch reinforcing rod, (xi) North 08 degrees 29 minutes 20 seconds East 169.98 feet along Lots 18 & 17 to a 1/2 inch reinforcing rod; run thence the following courses and distances along the property lines of Mark Anthony Fortner ET AL: (i) South 50 degrees 03 minutes 26 seconds East 872.28 feet to a 1/2 inch reinforcing rod, (ii) South 21 degrees 03 minutes 21 seconds West 186.99 feet to a 1/2 inch reinforcing rod, (iii) South 20 degrees 50 minutes 22 seconds West 56.05 feet to a 5/8 inch spindle/cog, (iv) South 20 degrees 39 minutes 54 seconds West 311.79 feet to a 3/4 inch pipe, (v) South 20 degrees 49 minutes 14 seconds West 58.16 feet to a 5/8 inch spindle, (vi) South 20 degrees 49 minutes 14 seconds West 136.88 feet to the base of a 5/8 inch spindle; run thence the following courses and distances along the property lines of Gloria J. Norris: (i) North 81 degrees 32 minutes 06 seconds West 204.45 feet to a 1/2 inch reinforcing rod, (ii) South 08 degrees 26 minutes 53 seconds West 127.96 feet to a 1/2 inch reinforcing rod situated on the northerly right of way lines of Monroe Highway (U.S. Highway 78); run thence the following courses and distances along the northerly right of way line of Monroe Highway (U.S. Highway 78): (i) North 81 degrees 19 minutes 26 seconds West 516.55 feet to a 1/2 inch reinforcing rod, (ii) North 81 degrees 19 minutes 26 seconds West 95.06 feet to a 1/2 inch reinforcing rod being the TRUE POINT OF BEGINNING.

All directions recited herein are referenced to Grid North (GA West Zone).

## EXHIBIT "A" TO REZONE NO P24-0116

Page 4 of 15

### NARRATIVE

#### Narrative Statement

*For Rezone or Special Use Applications*

(7-9-24 Comment Responses)

##### Introduction:

This request for rezoning is for the property located at 2880 Monroe Highway in Bogart, GA 30622. The parcel number is B 02 025. The request being made is to rezone the property from AG – Agricultural District to R-1 – Single Family Residential District. The existing use of the property is (2) single-family homes on a primarily wooded 17.387 ac tract of land and the current future development map has this property in the Suburban Neighborhood Character Area. The proposed use is a low to medium density residential neighborhood with the principal uses on each lot being single-family detached homes.

##### Adjacent Properties

The adjacent properties to this rezoning request include a mixture of zoning and uses. The western boundary is a residential duplex neighborhood, zoned R-2, and has the same Suburban Neighborhood Character Area classification. The northern boundary is vacant but zoned for OBP – Office Business Park District and in the Regional Center Character Area. The eastern boundary is partially in the B-2 – Highway Business District and the AG District, however, both these zoning are in the Regional Center Character Area. The southern boundary is Monroe Highway but south of the highway are R-2 and OIP – Office Institutional Professional District zonings within the Suburban Neighborhood and Community Village Character Areas. The existing uses on the southern side of the highway include single-family detached, single-family attached, business offices, restaurants, daycare, assisted living, and senior housing.

##### Development Details

The intent of this development is to create a suburban neighborhood with a rural feel. These homes will help support growing businesses on the nearby properties, as well as, within the County. The neighborhood is proposed to be subdivided into 8 new lots which will include the (2) existing homes on new lots with access changing from Hwy 78 to the proposed street. The other 6 proposed lots will have new homes built on them.

The proposed development is intended to be all electric, with other services including internet, public water, and private septic systems. No gas services are proposed for the development. Garbage services are anticipated for the development but will be handled by the individual homeowners.

All State and local environmental codes, including stream buffer requirements, will be followed and designed to during the land disturbance permit process. Based on the proposed zoning district being requested, no additional zoning buffers are required on the property.

##### Architecture

The homes/lots will be fee simple, and the home plans proposed in this subdivision will be farmhouse or modern farmhouse themed. These façade materials will be hardie board siding and board and batten with architectural shingles. These homes are estimated to range in cost between \$450,000 - \$600,000 with a total estimated project value of \$4.5 million. These homes will be 1 to 2 stories and will range in size from 1,600 sf to 2,063 sf. The proposed homes will either have crawl space or basement foundations, no slab foundations are proposed. Attached to this application are architectural sketches of the proposed homes along with some completed photo examples.

## EXHIBIT "A" TO REZONE NO P24-0116

Page 5 of 15

### NARRATIVE

#### Access and Traffic

This development will have one new street with one access point along US Hwy 78. The proposed access will be located at an existing median break at the intersection of Lincoln Drive at The Village at Franklin Grove. The proposed street will have a 60' right of way, 5' sidewalks with a 3' grass strip, curb and gutter, and is estimated to extend into the development +/- 930' ending in a cul de sac. The proposed streets, sidewalks, curb and gutter will be designed to the Oconee County Unified Development Code. The 3 existing driveway cuts that exist on the property today will be removed and the (2) existing homes will have new driveways routed to the proposed street. A preliminary traffic analysis, using the Institute of Transportation Engineers (ITE) Trip Generation Manual, has calculated a total average of 87 daily trips (44 entering & 44 exiting) for this development. The am peak hour total is 8 trips and pm peak hour total is 9 trips. This trip generation report was prepared for a previous layout that included 9 lots. However, with the reduced number of lots, it is anticipated the traffic volume will be less than the report indicates.

#### Water and Sewer

This development is proposed to use public water and private septic systems. The water availability letter indicates that public water access is available on the North side of US Hwy 78. There will need to be a +/- 300' extension provided along US Hwy 78 to the proposed private drive access point to be able to serve the development.

#### Stormwater Drainage

The existing topography of this property is gentle with no slopes above 10%. The property currently drains from South to North with water leaving the property in a small stream roughly centered on along the northern property line. The proposed development will drain in a similar way to a proposed detention pond located in the Northeast corner of the site.

#### Schools

The proposed development is anticipated to have a very minimal impact, if any, on the school system due to there being only 6 new homes.

#### Landscaping

The landscape for the proposed homes and development will meet the code required landscaping for Oconee County. In addition to the code required landscaping there will be shrub foundation plantings in mulched landscape beds around each home, along with sod. The plantings will be similar to that of other rural homes in the area while still accenting the architecture of the homes in this proposed neighborhood.

#### Schedule

This development is not planned to be phased. After the land disturbance permit is approved, it is expected to take 12 to 18 months to complete the infrastructure and horizontal improvements. Then after home plans and building permits are approved, it is expected to take an additional 12 months to complete the construction of the homes.

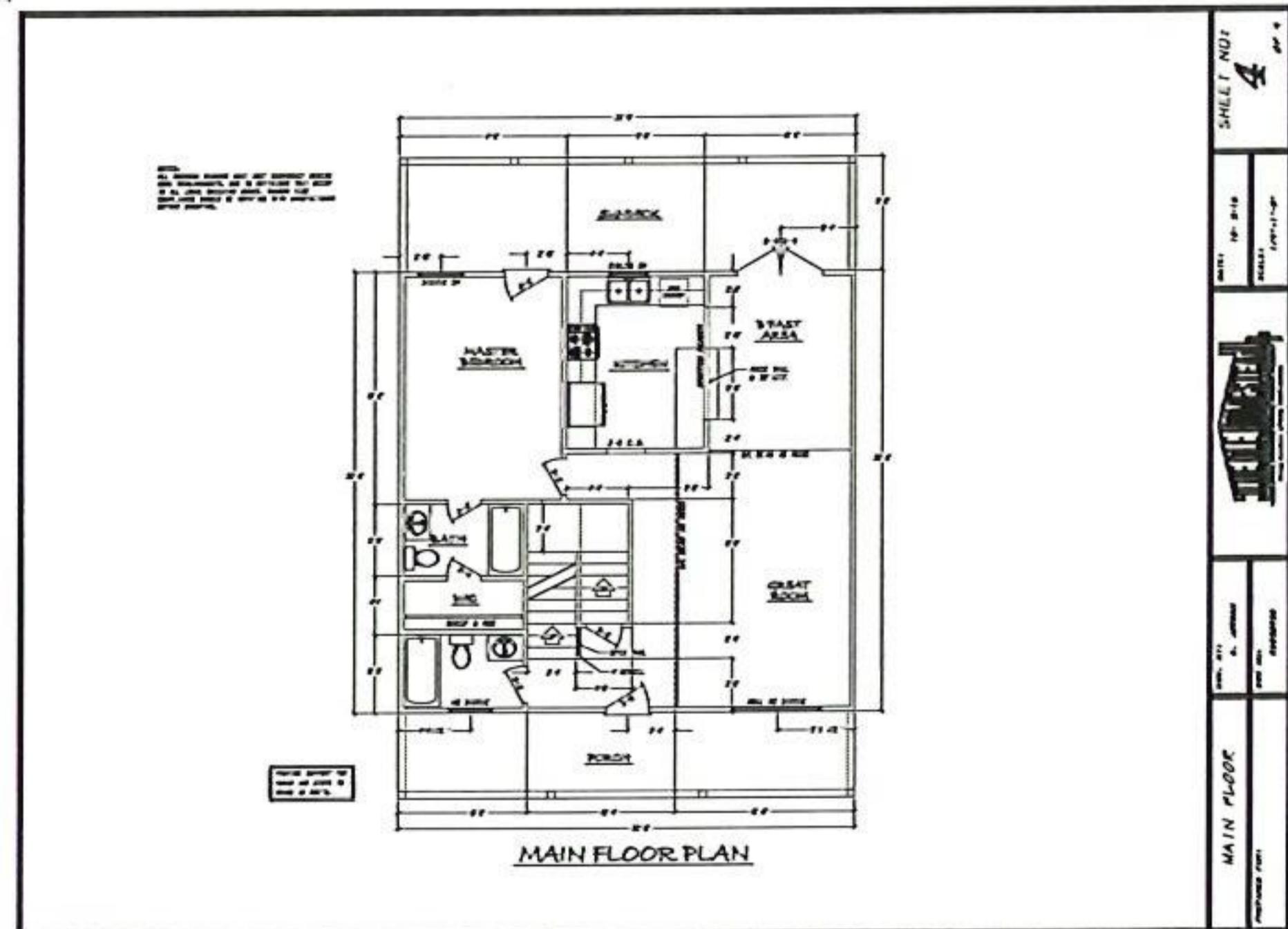
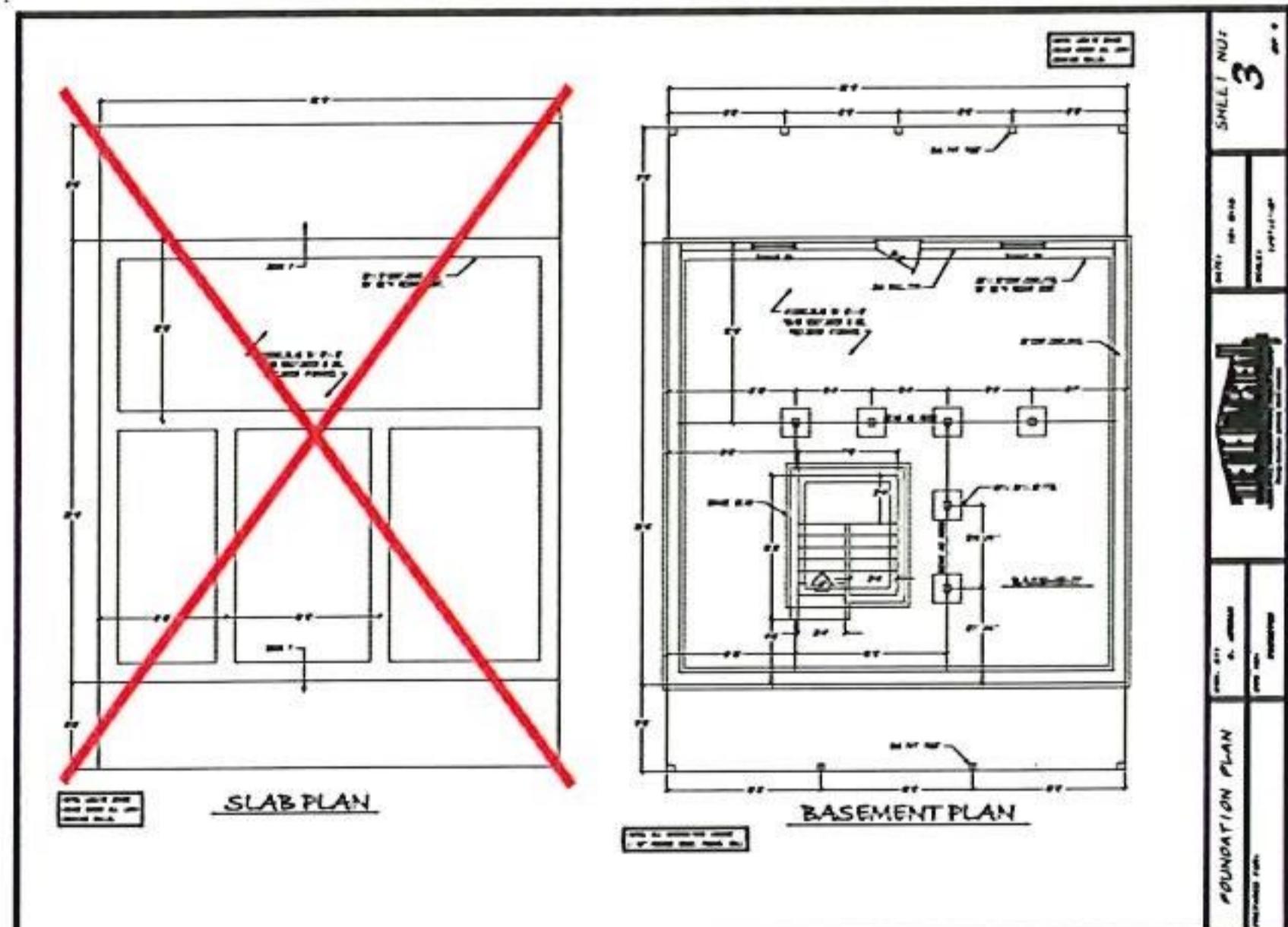
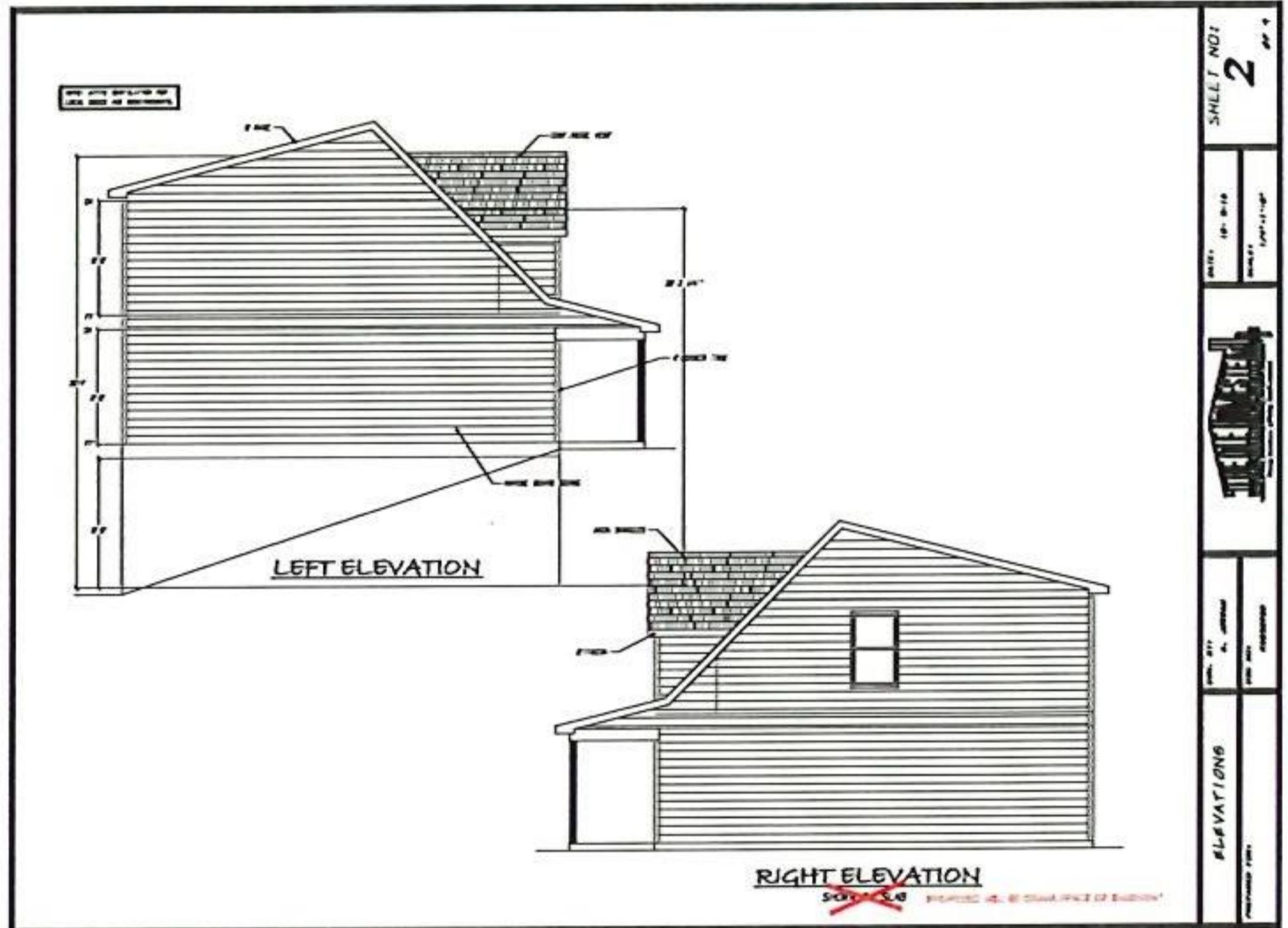
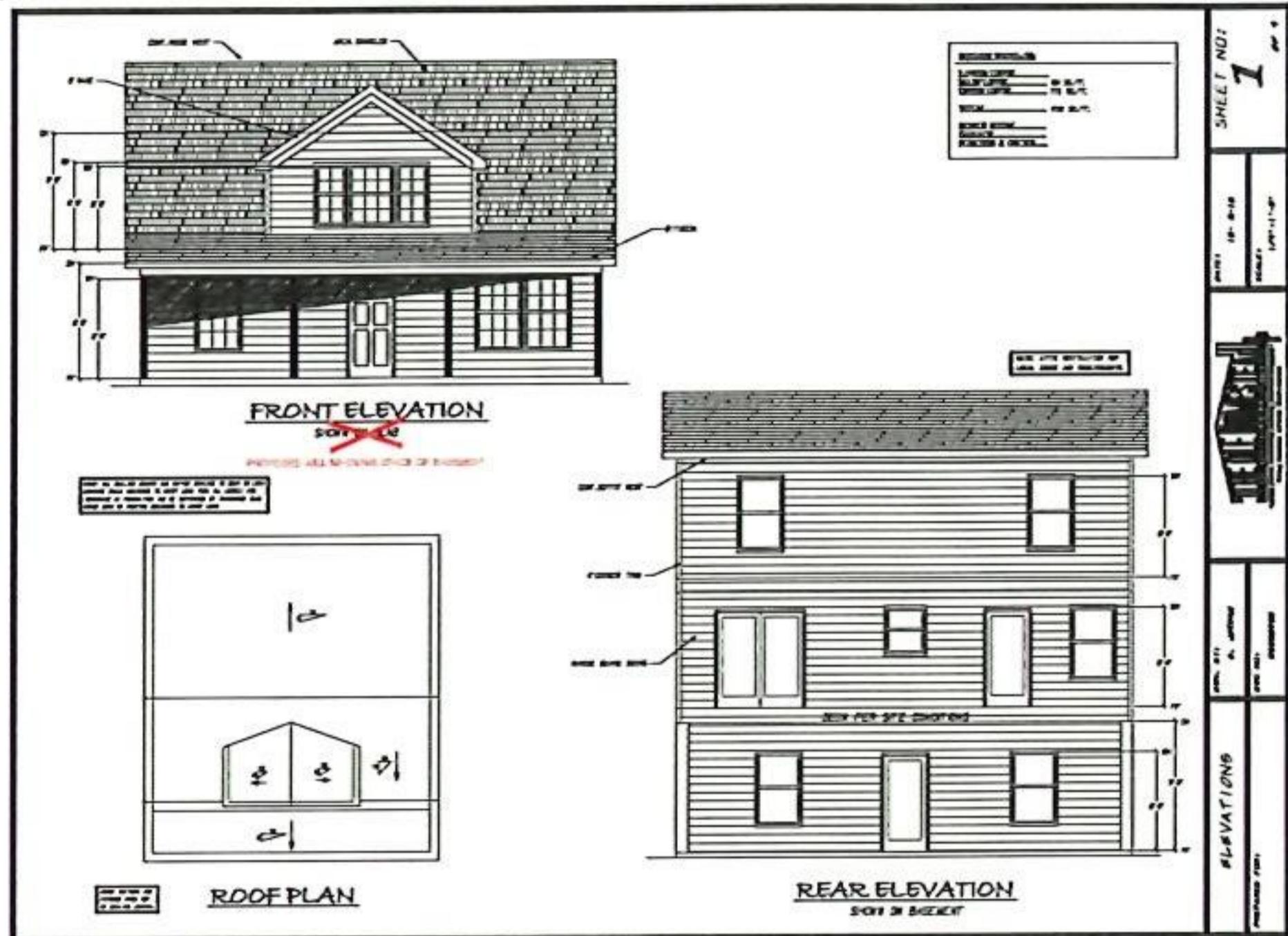
#### Conclusion

In conclusion, we are excited for the opportunity to work with Oconee County on this proposed development and look forward to providing quality homes in the area that are in line with the vision for residential growth in the County.

**EXHIBIT "A" TO REZONE NO P24-0116**

Page 6 of 15

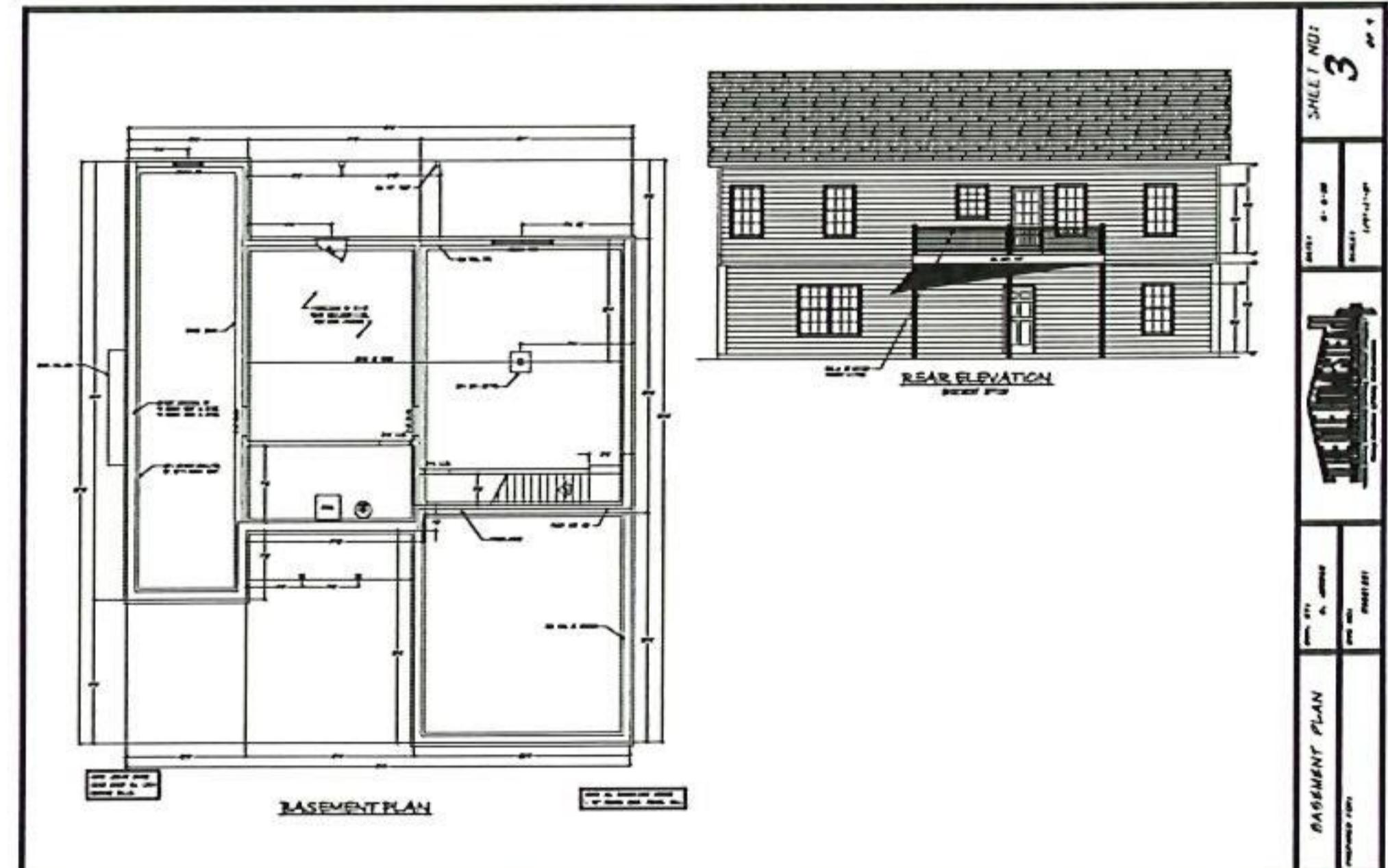
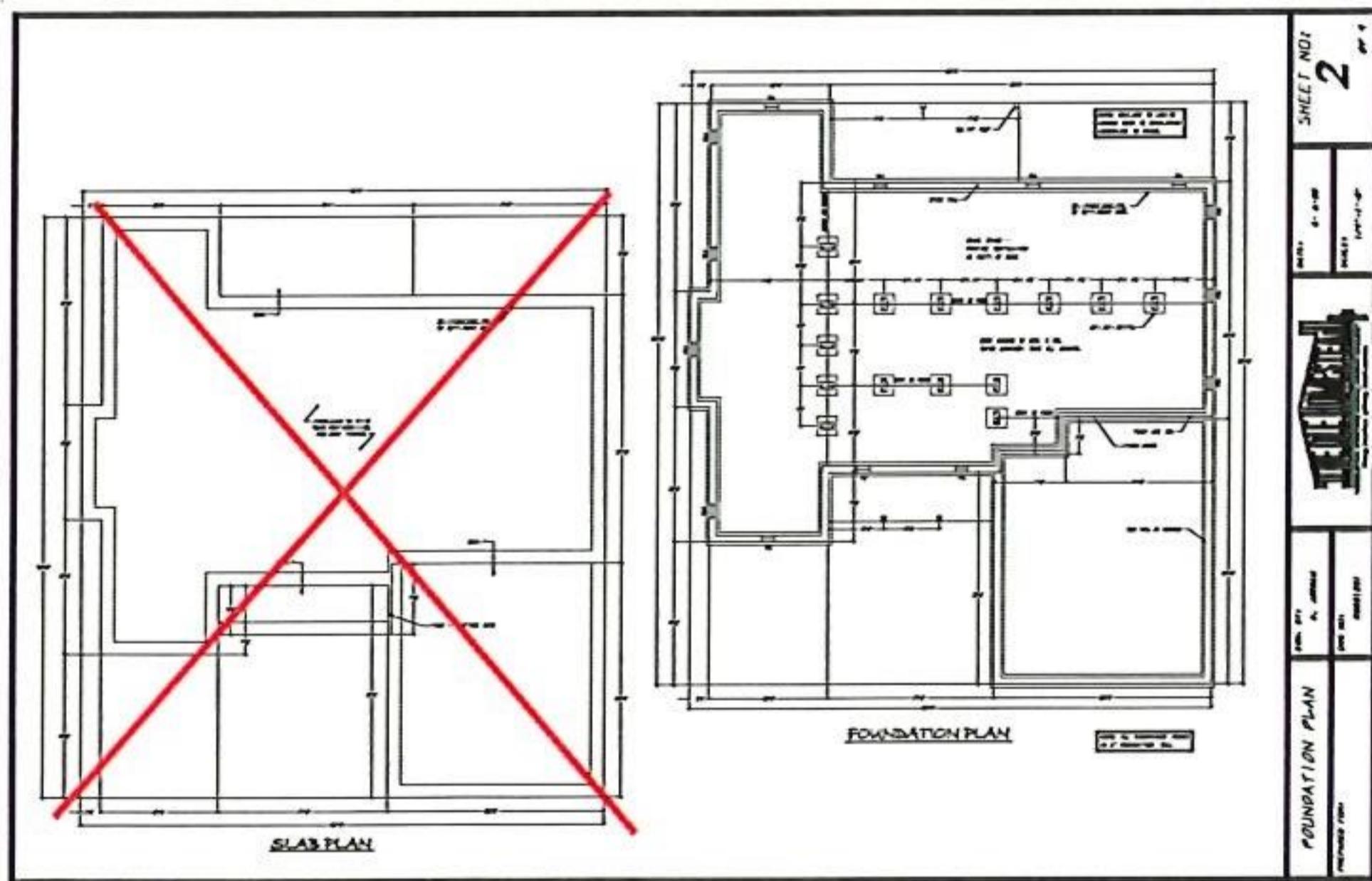
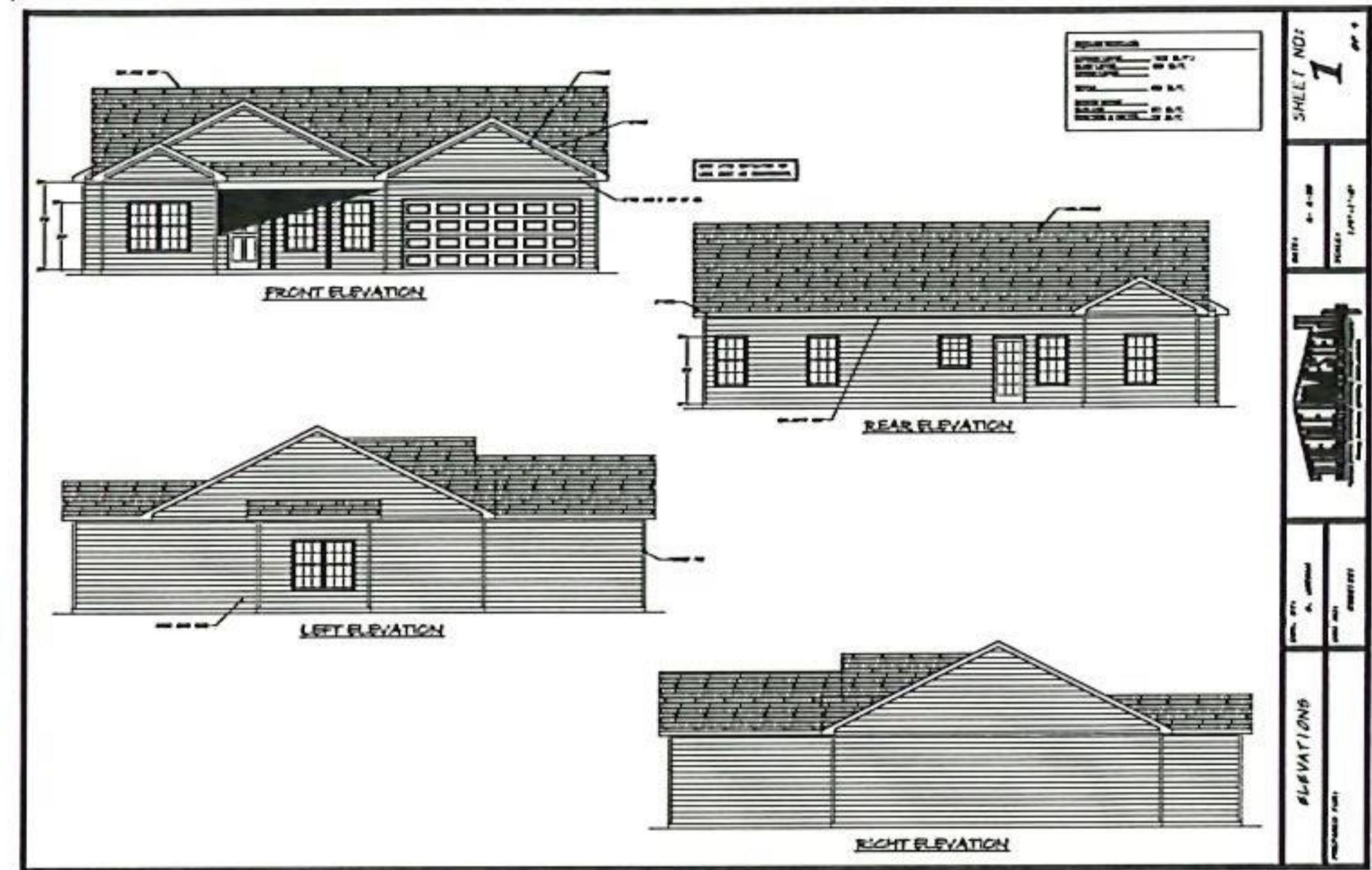
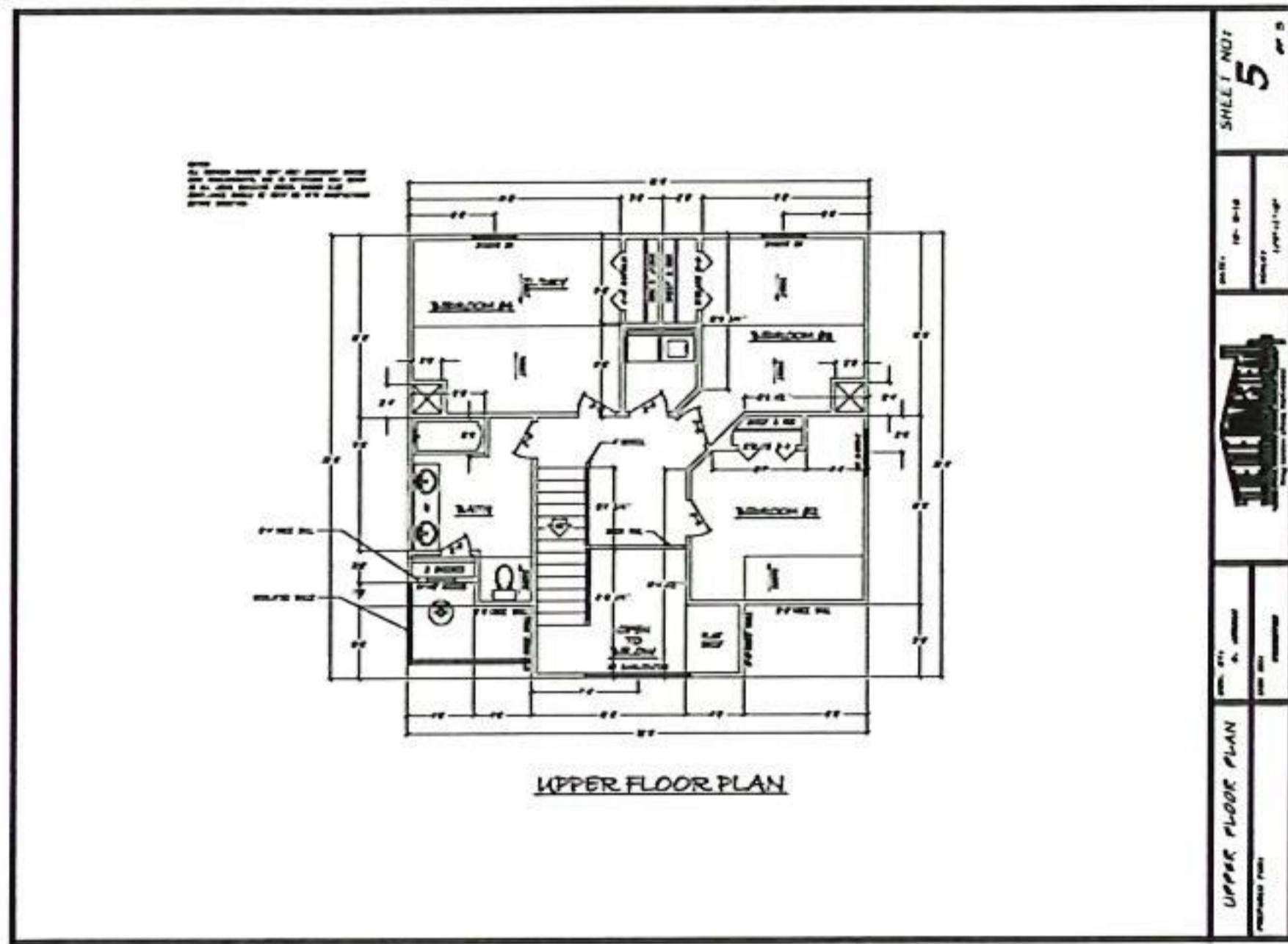
## REPRESENTATIVE PHOTOS



**EXHIBIT "A" TO REZONE NO P24-0116**

Page 7 of 15

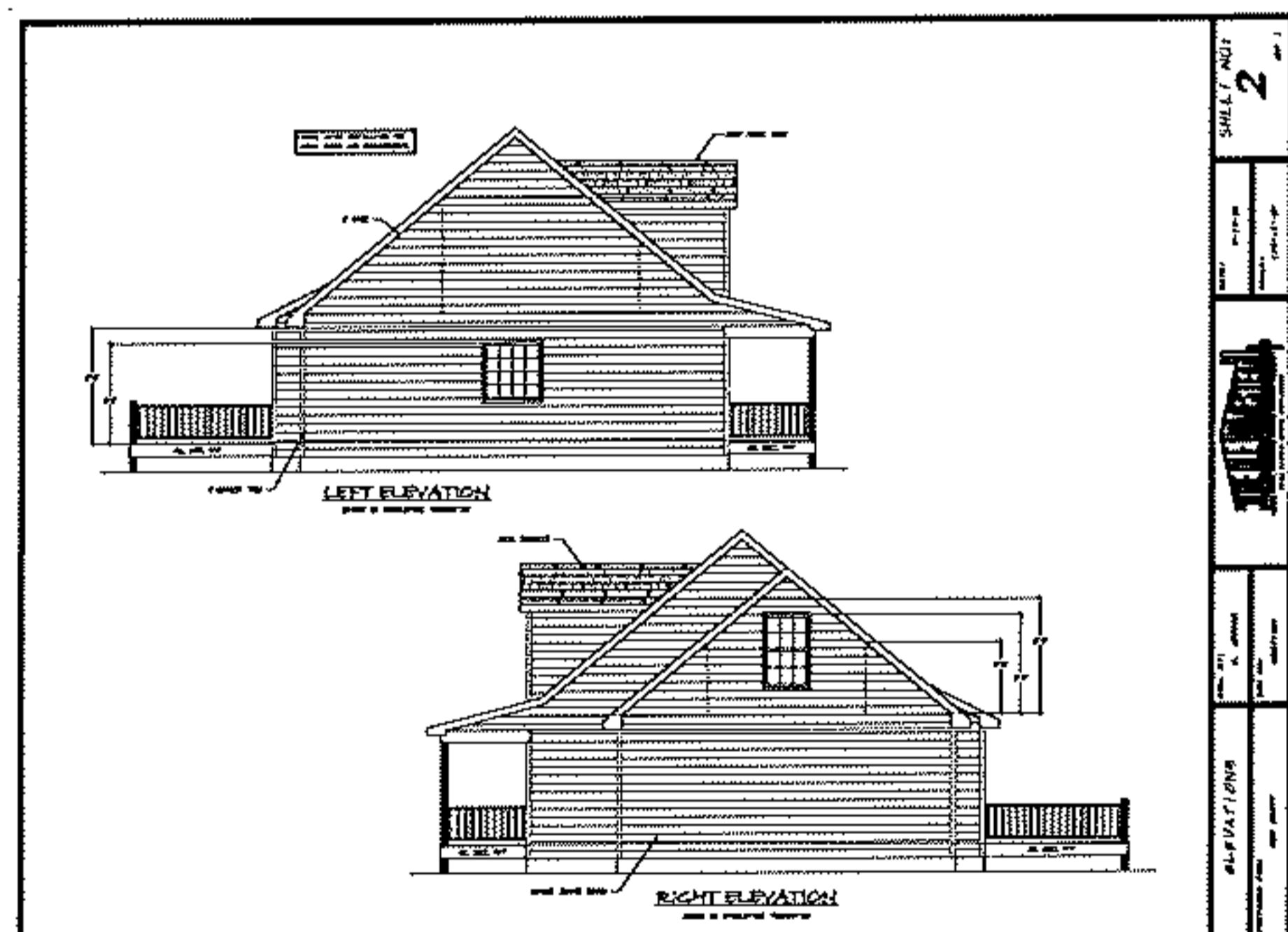
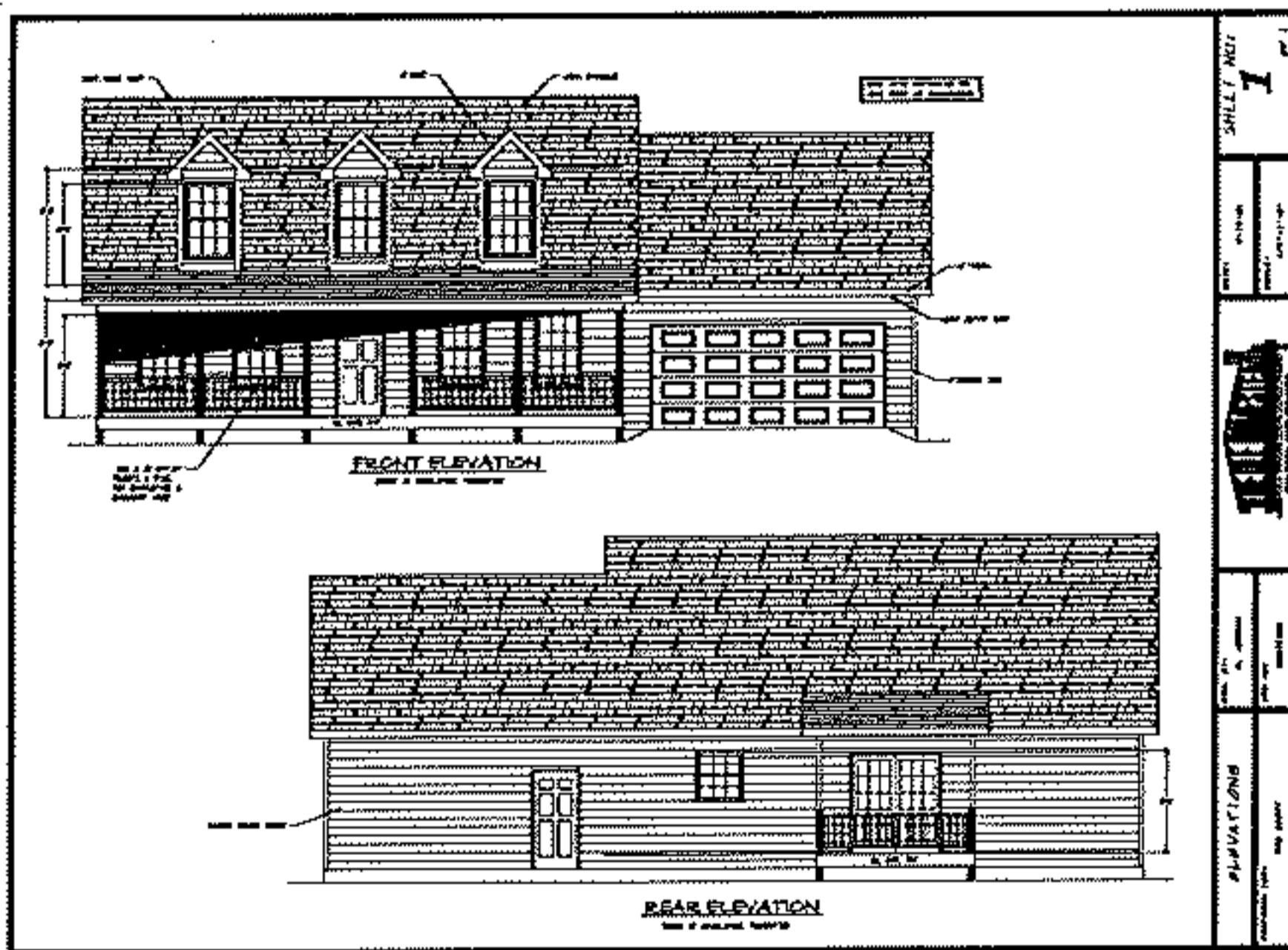
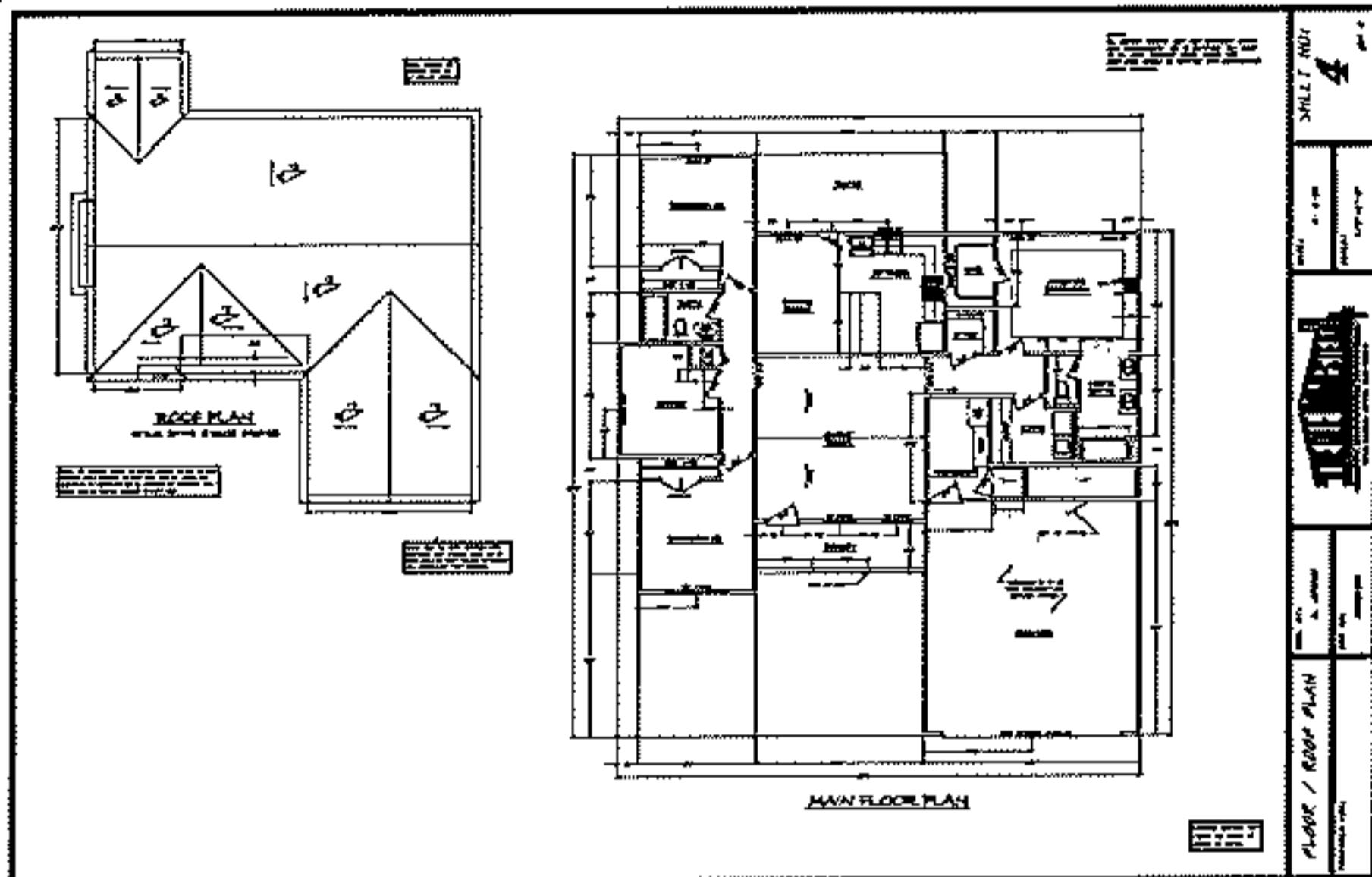
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Page 8 of 15

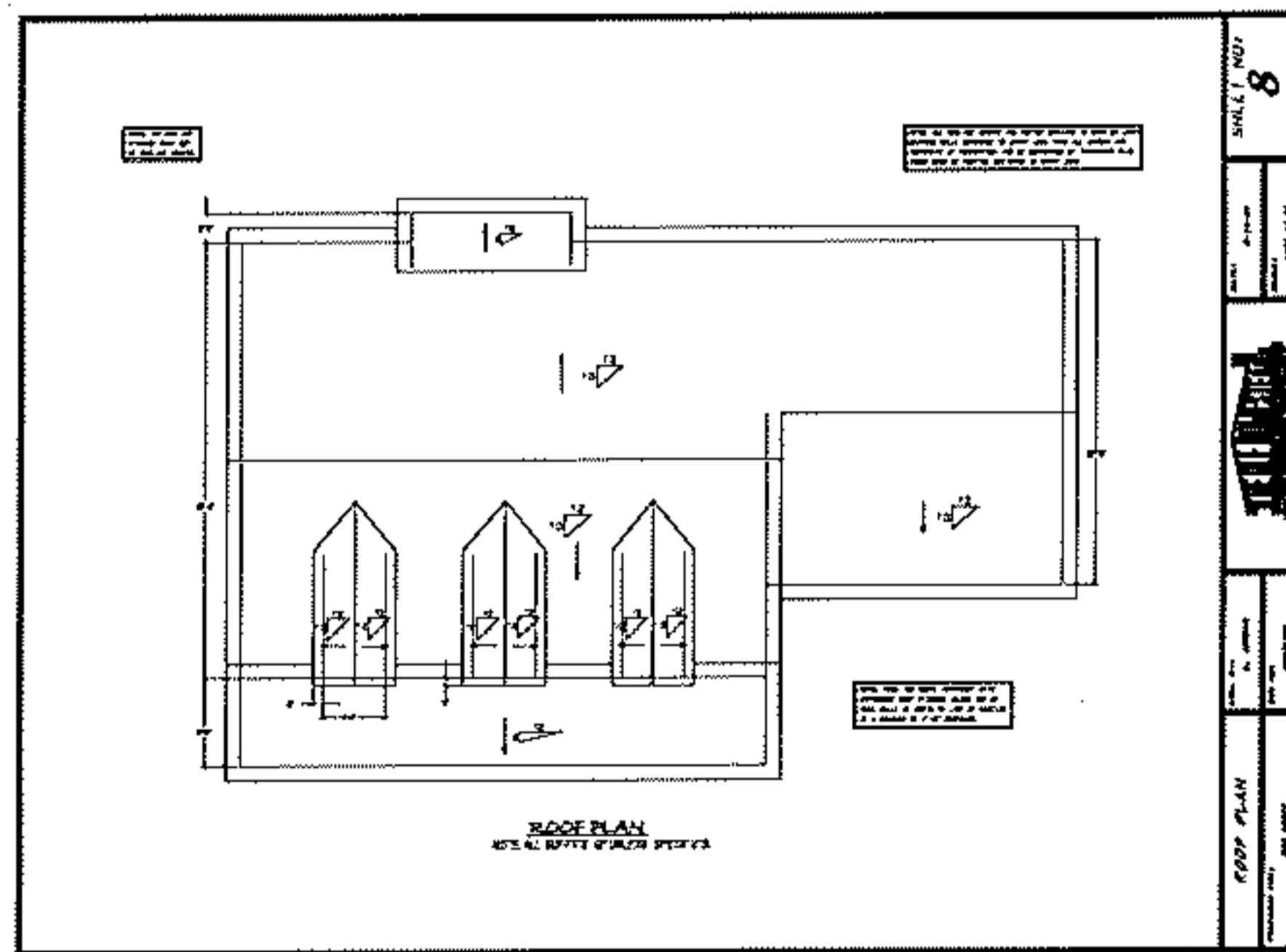
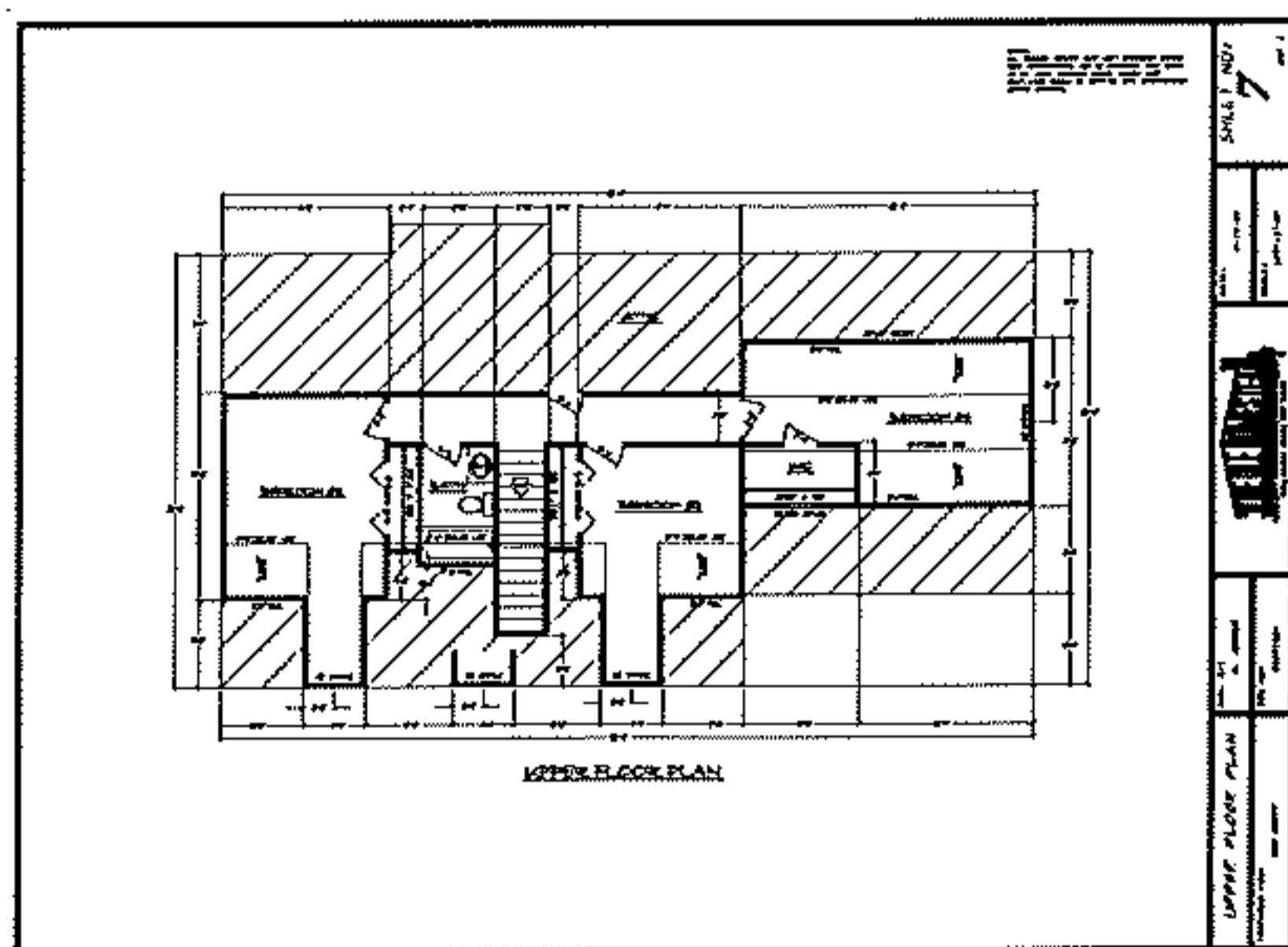
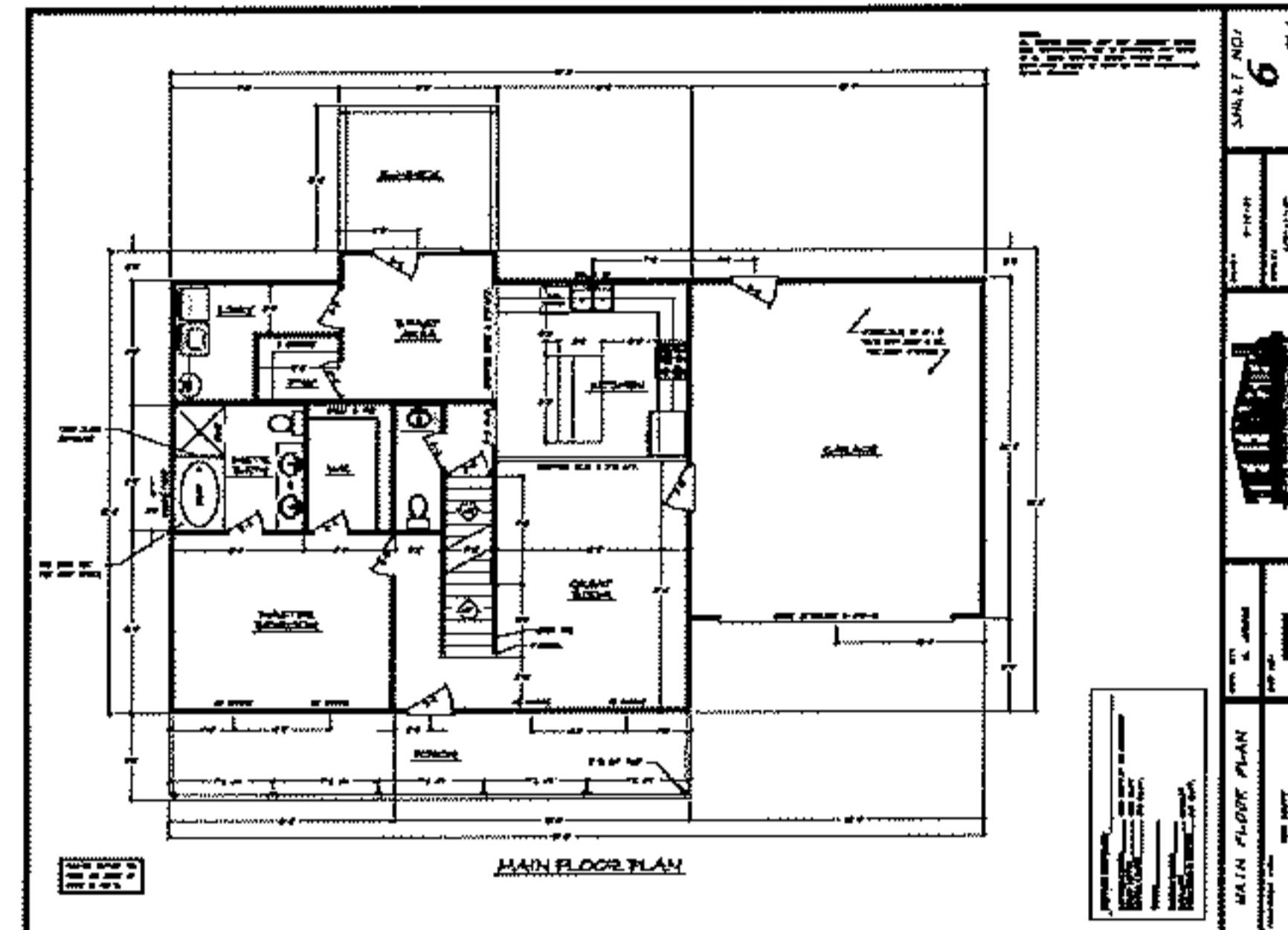
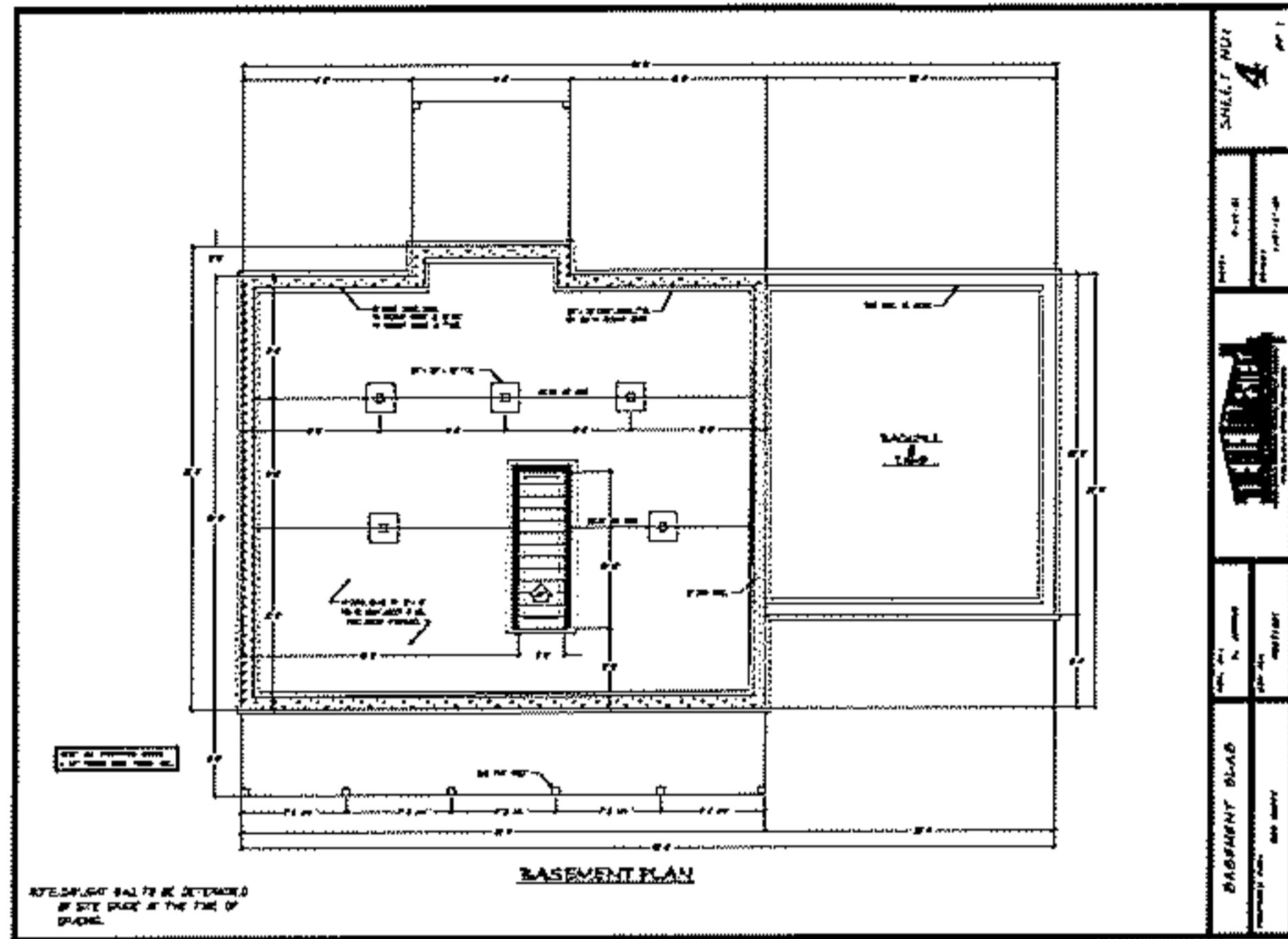
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# EXHIBIT "A" TO REZONE NO P24-0116

Page 9 of 15

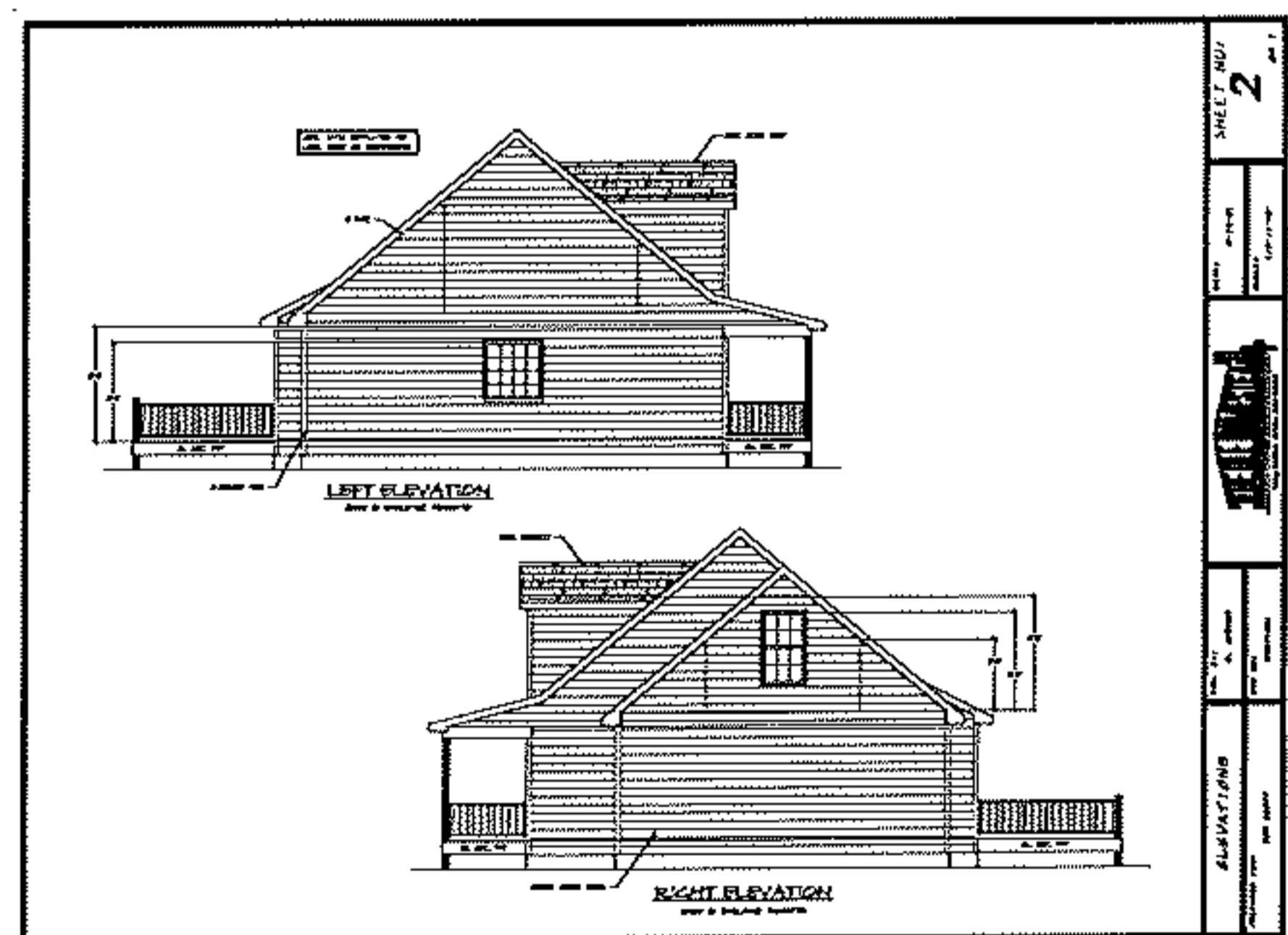
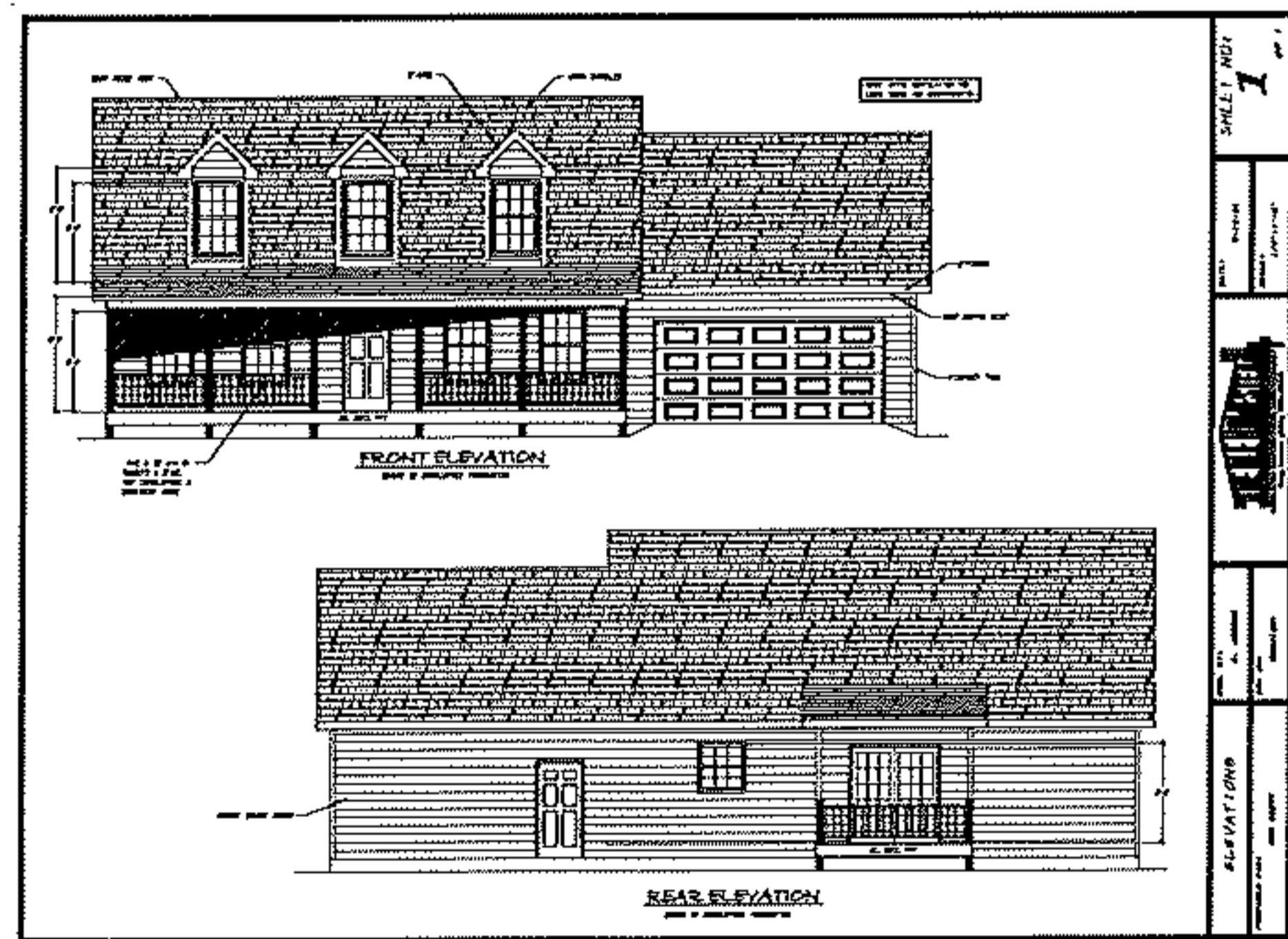
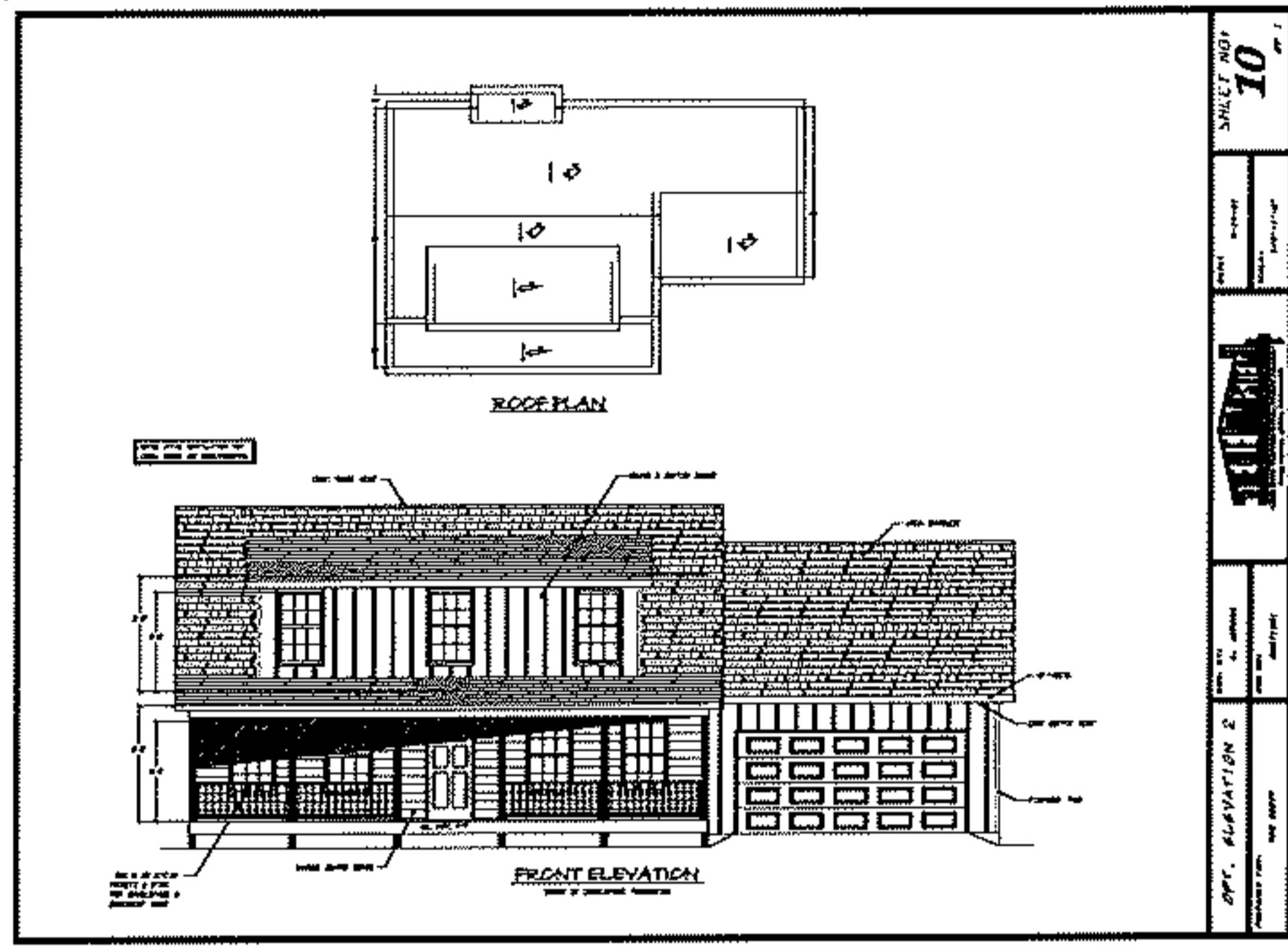
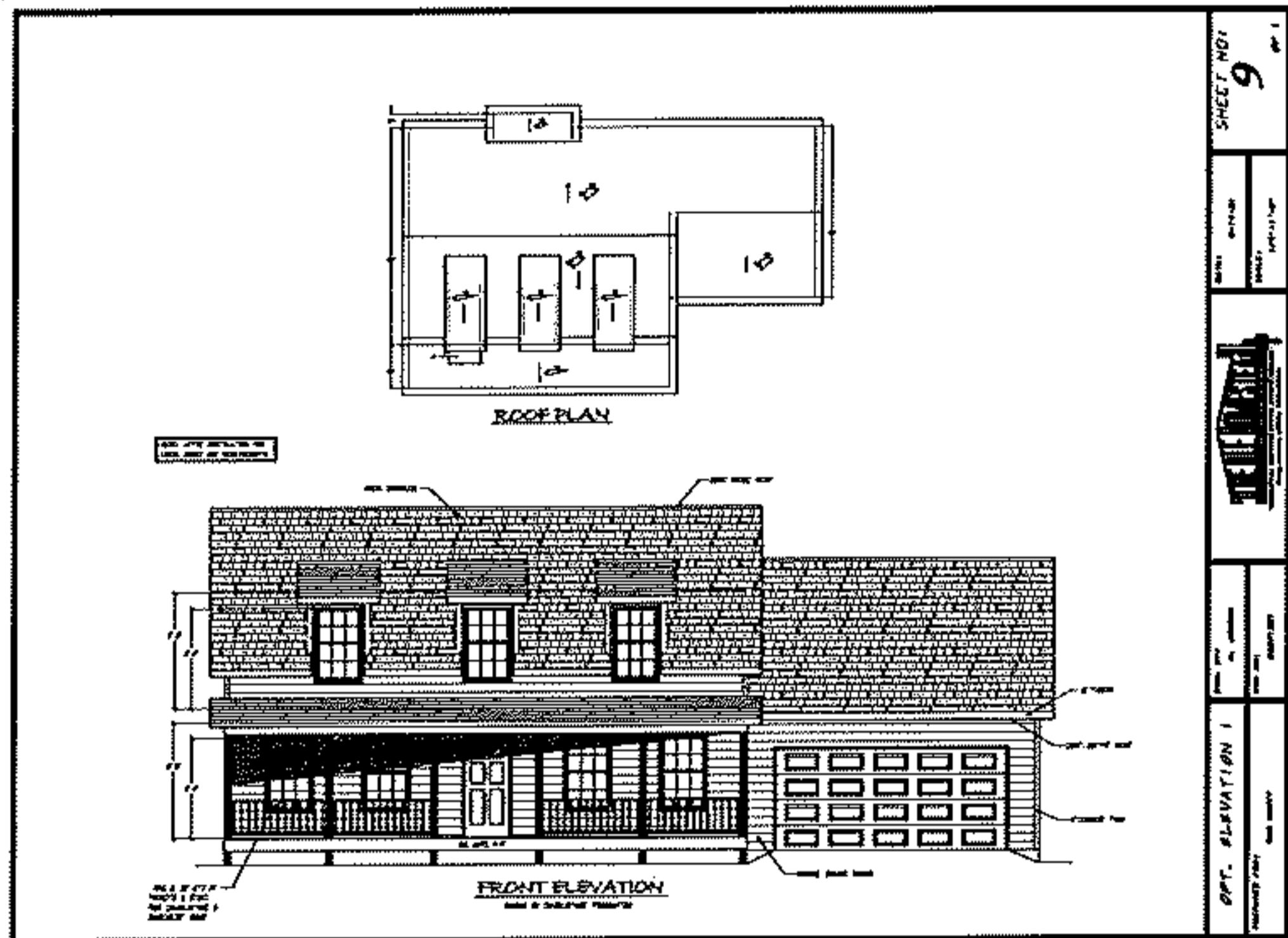
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Page 10 of 15

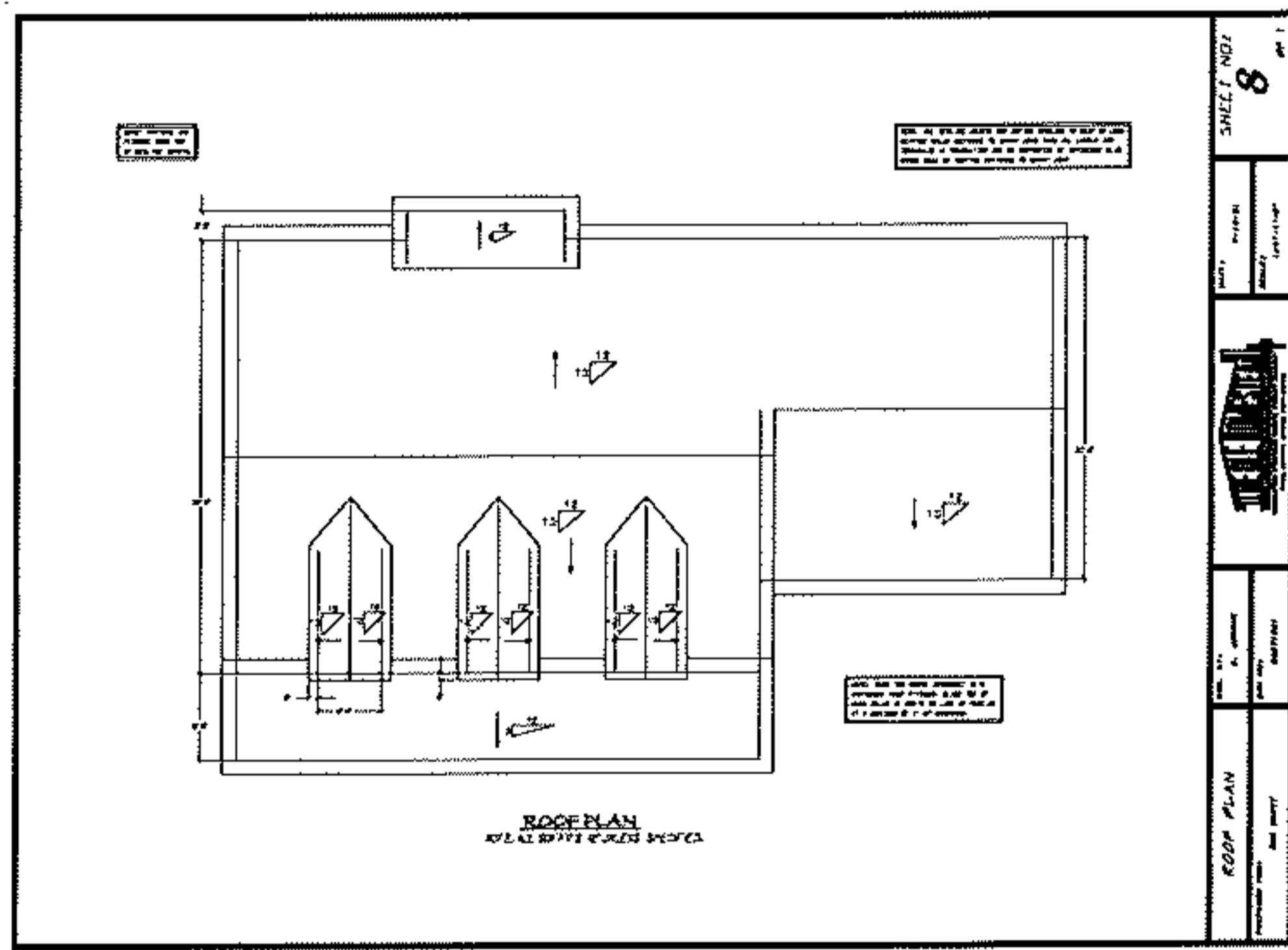
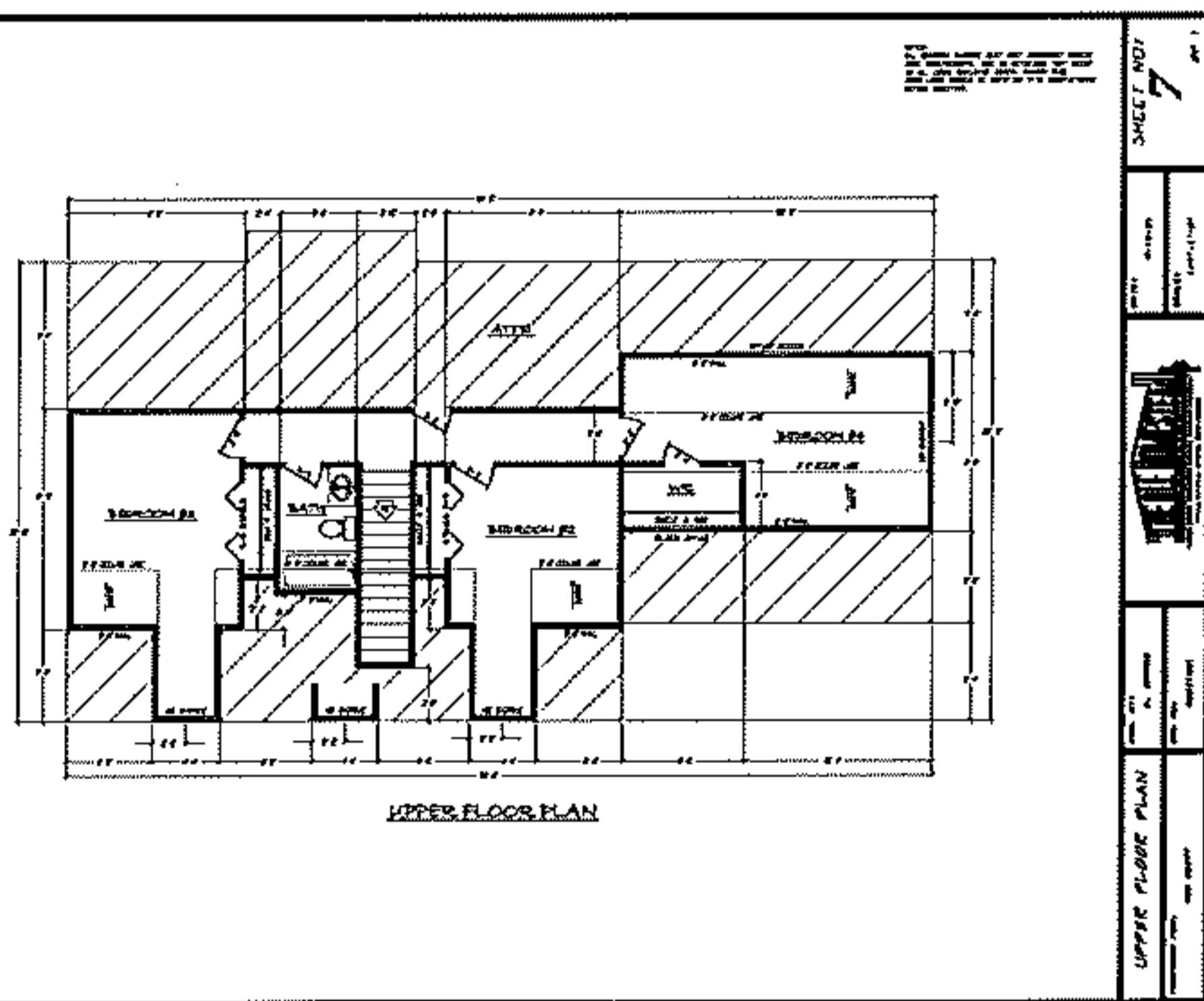
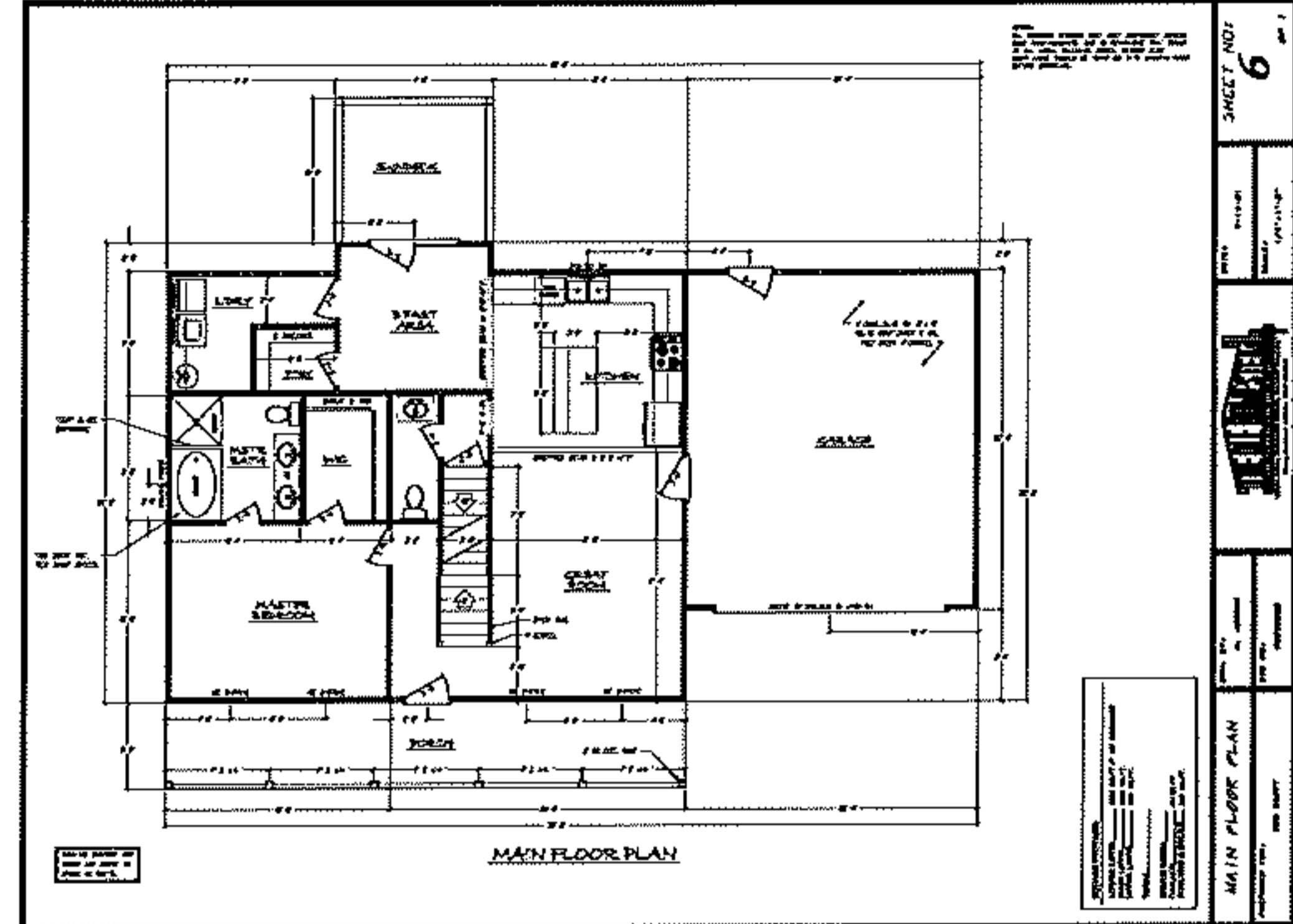
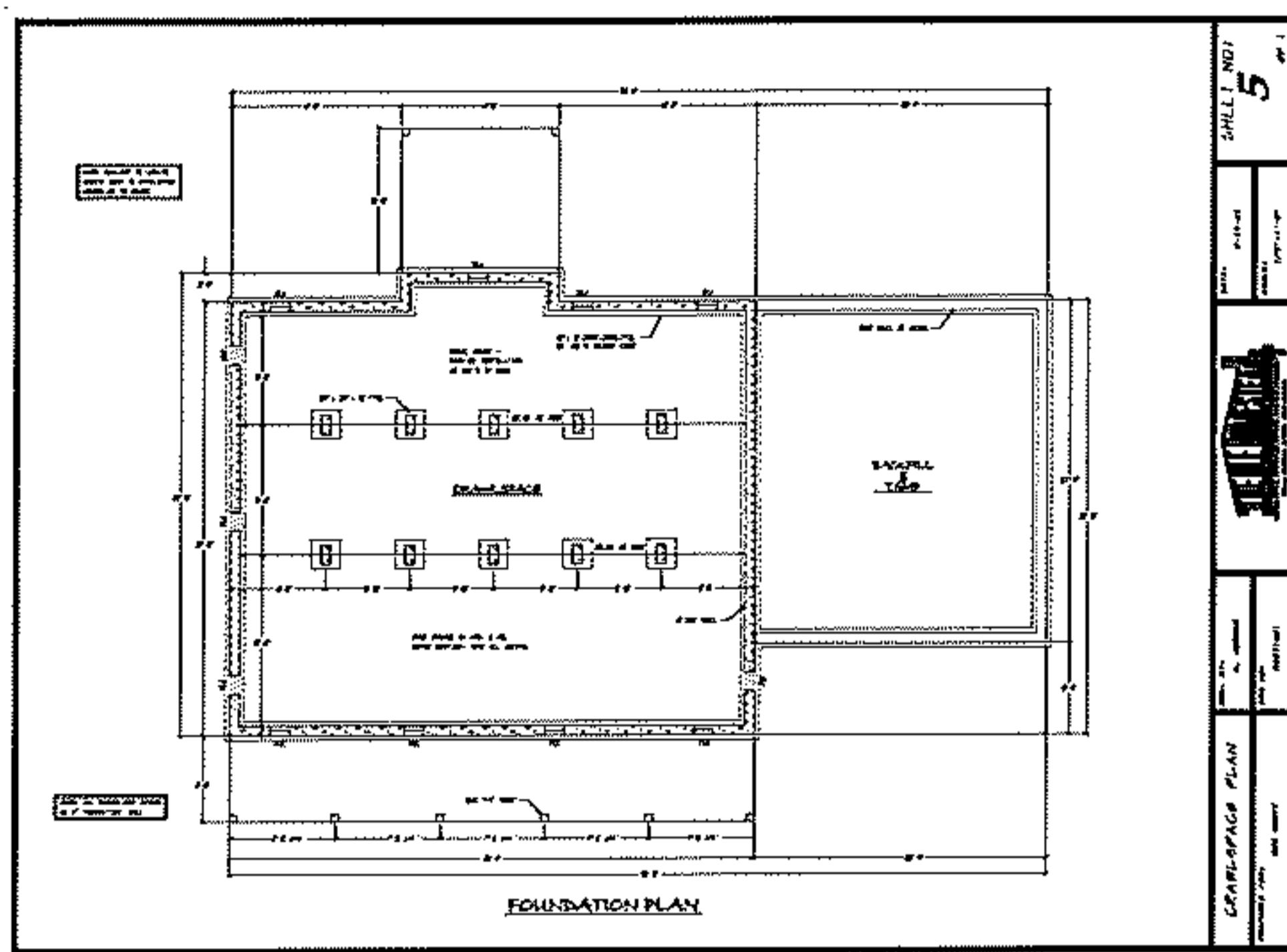
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**EXHIBIT "A" TO REZONE NO P24-0116**

Page 11 of 15

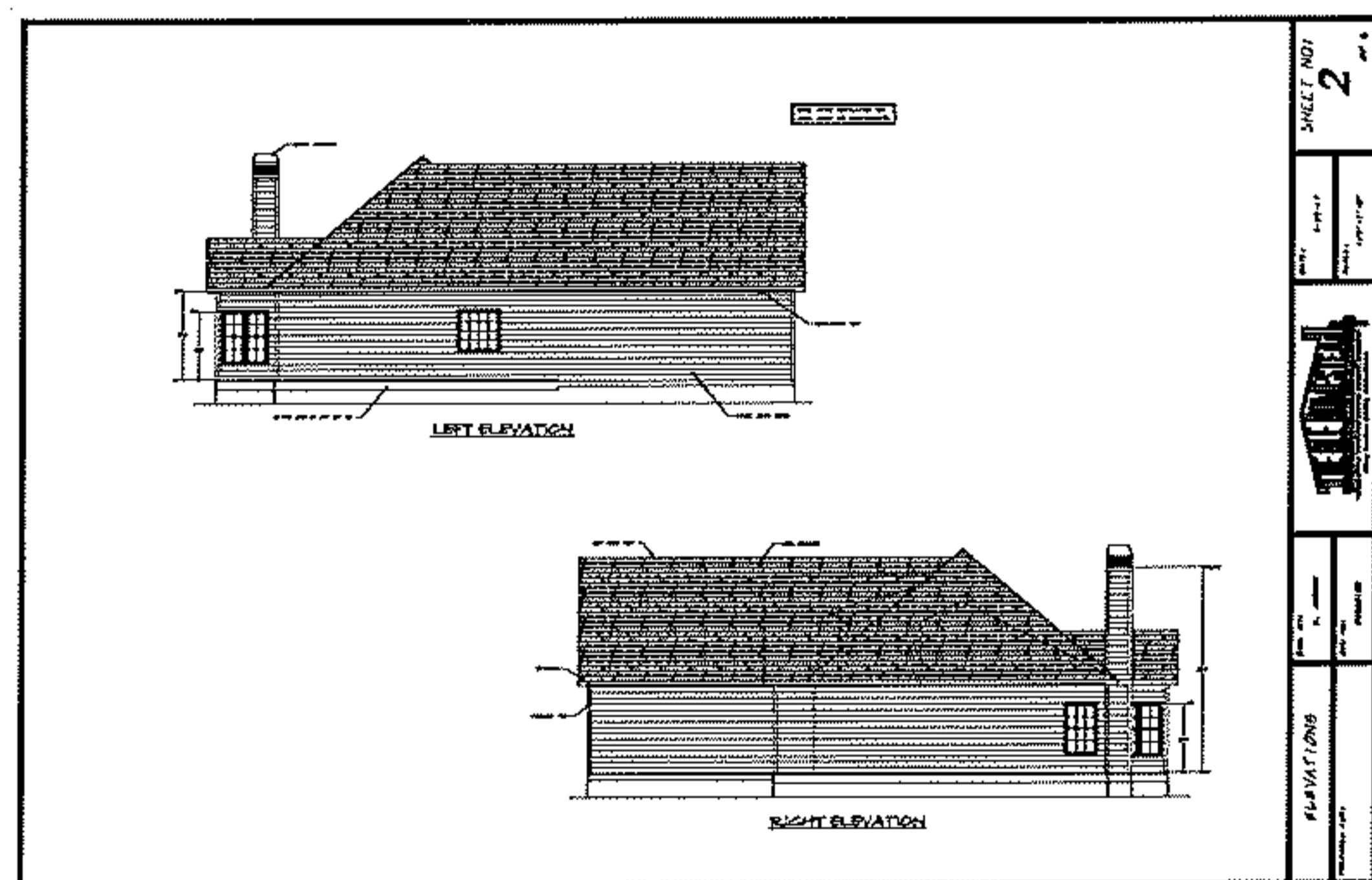
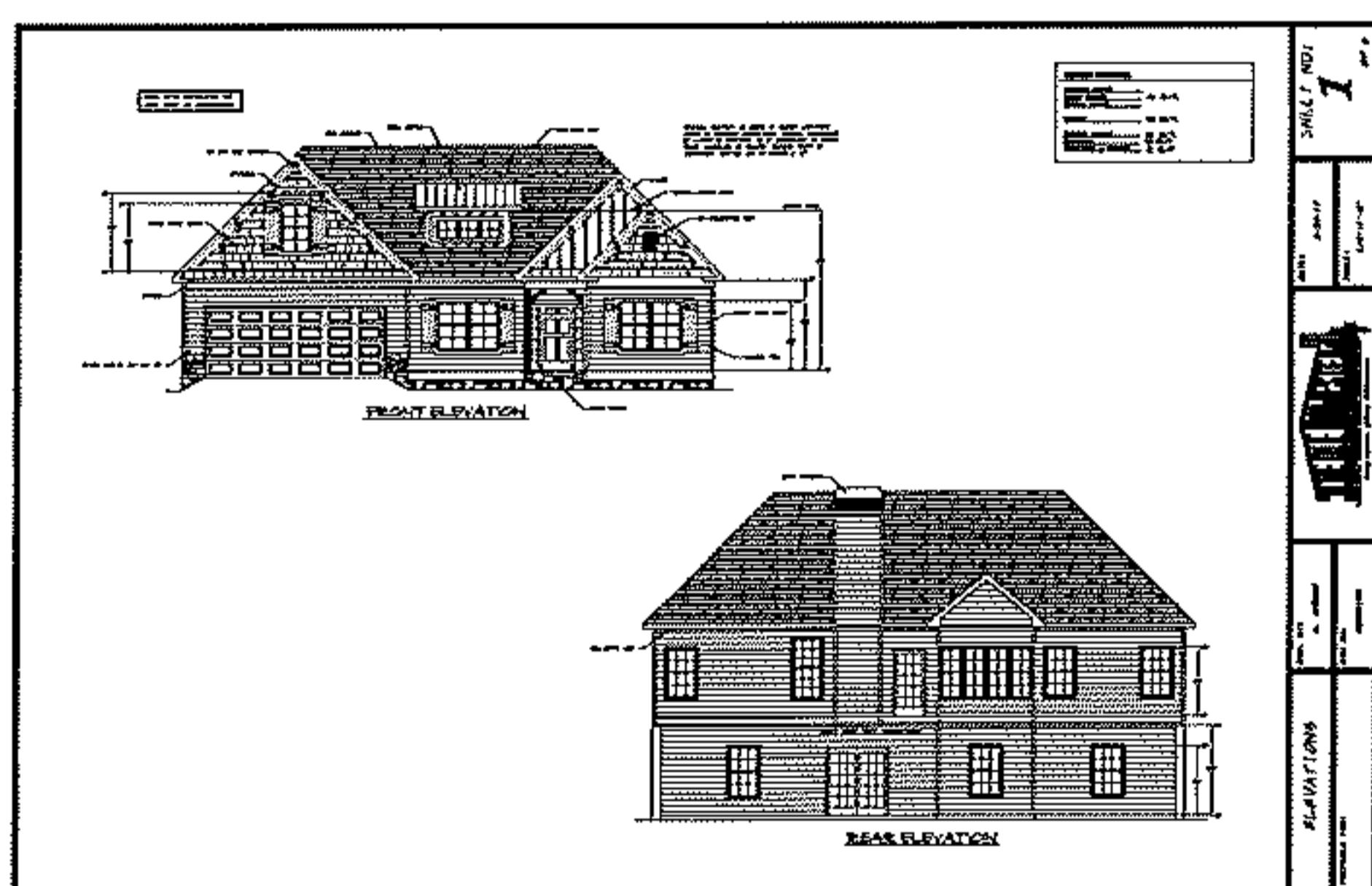
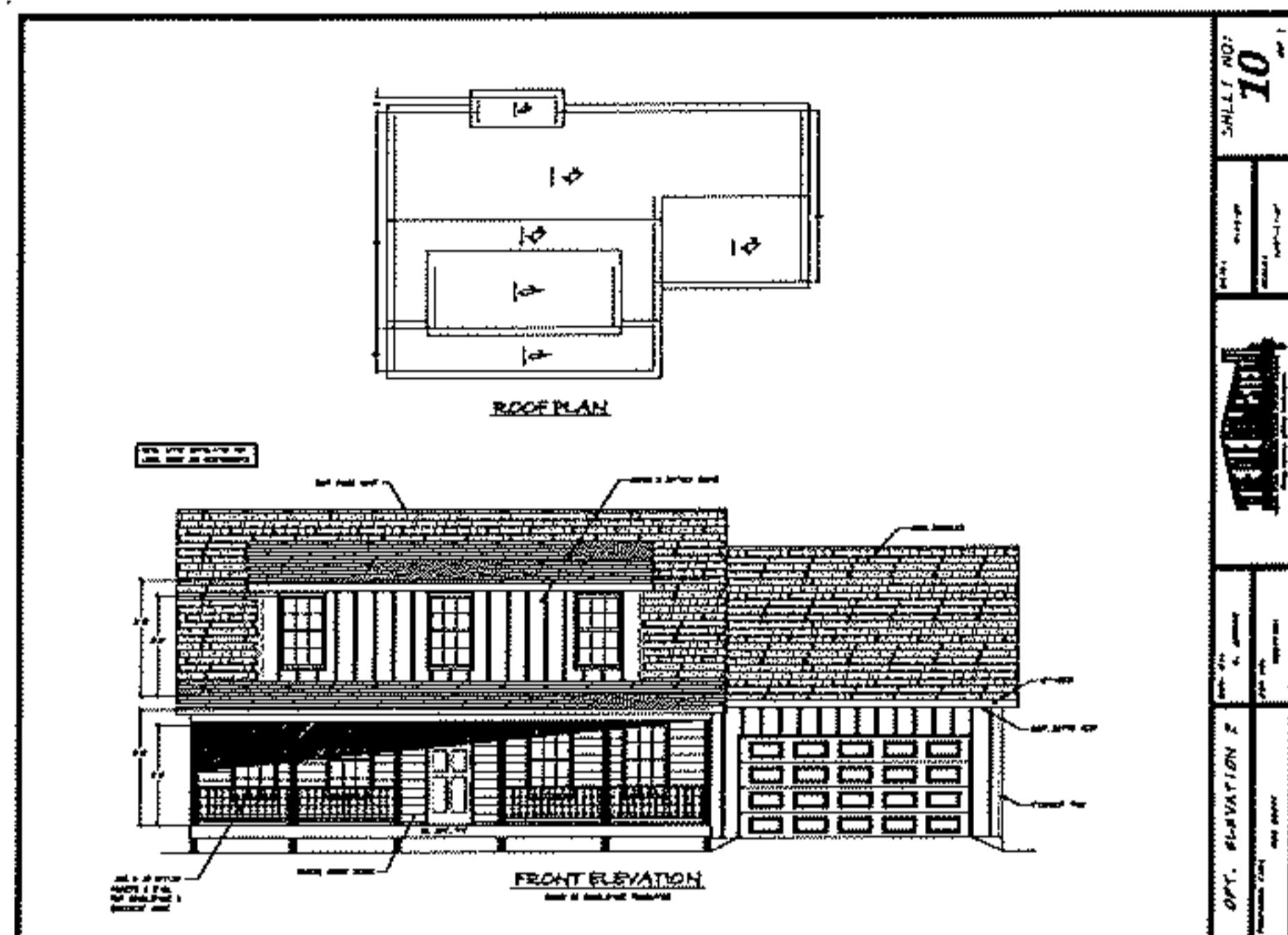
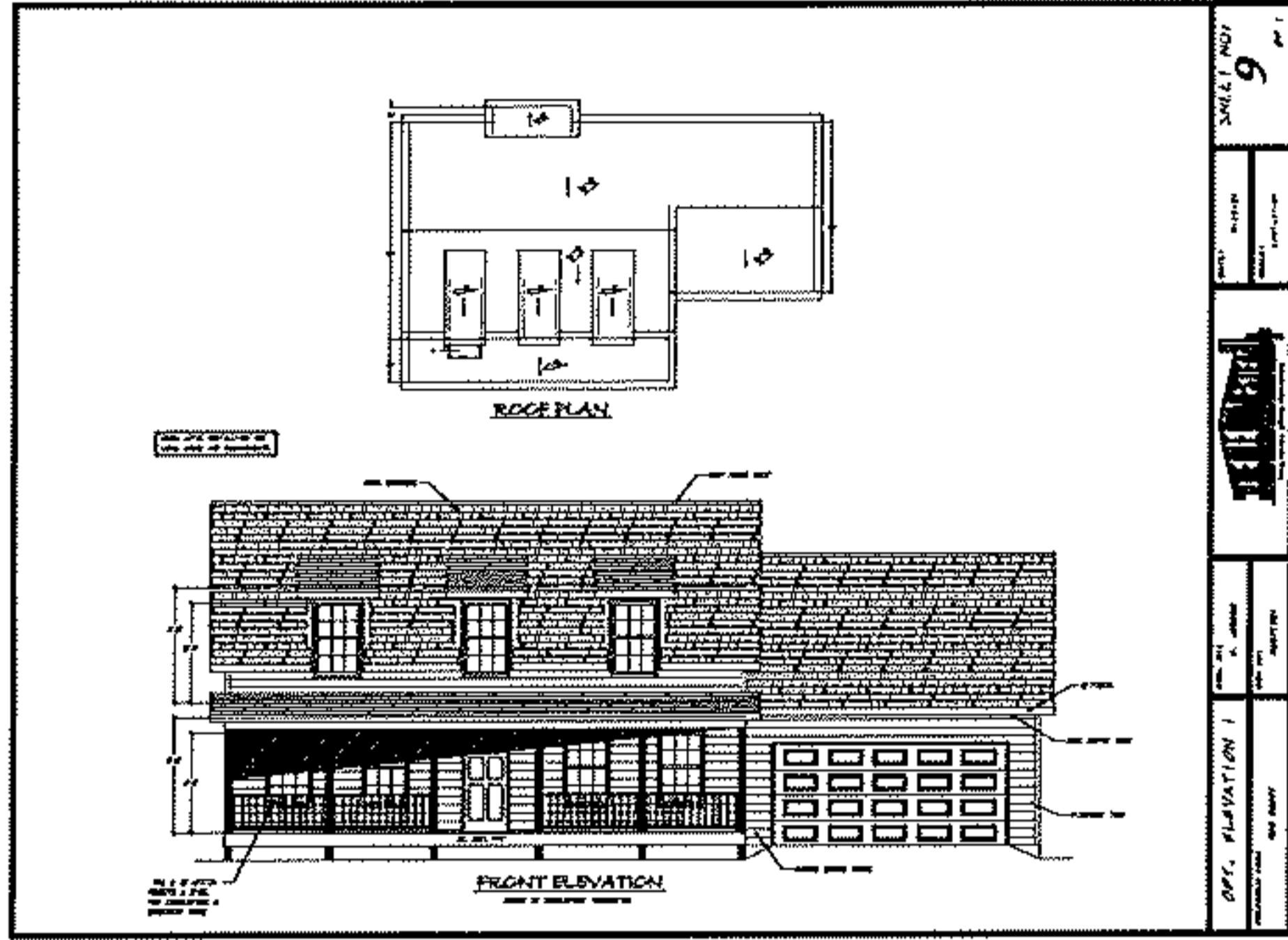
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**EXHIBIT "A" TO REZONE NO P24-0116**

Page 12 of 15

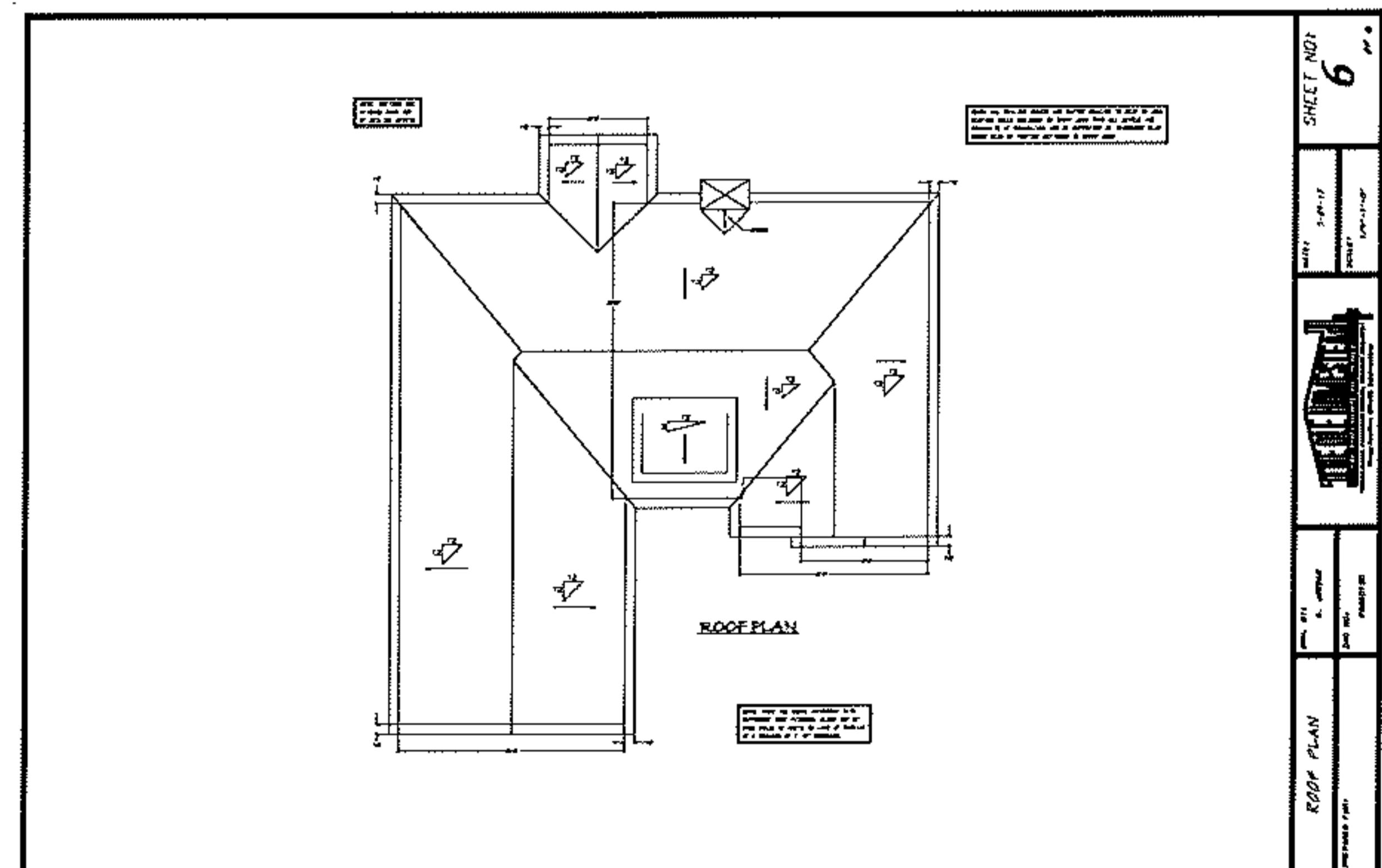
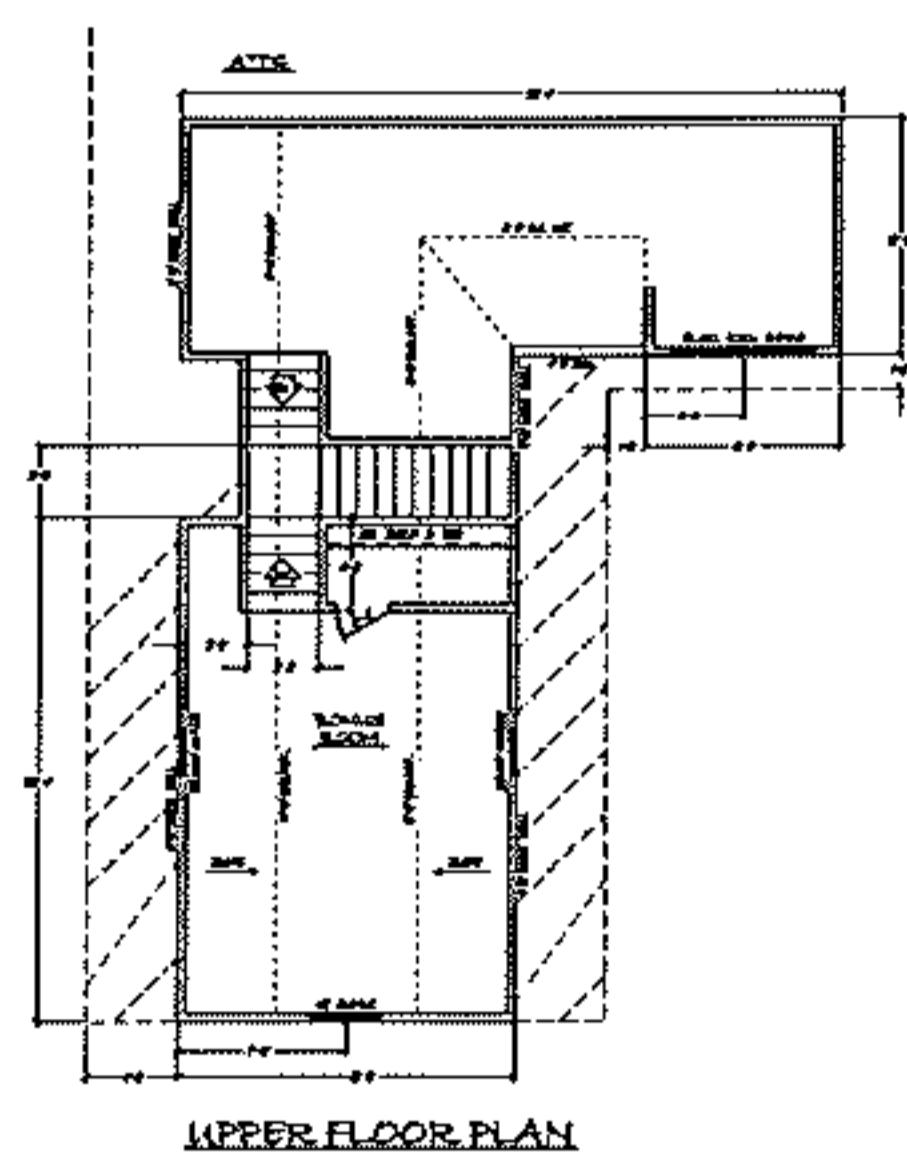
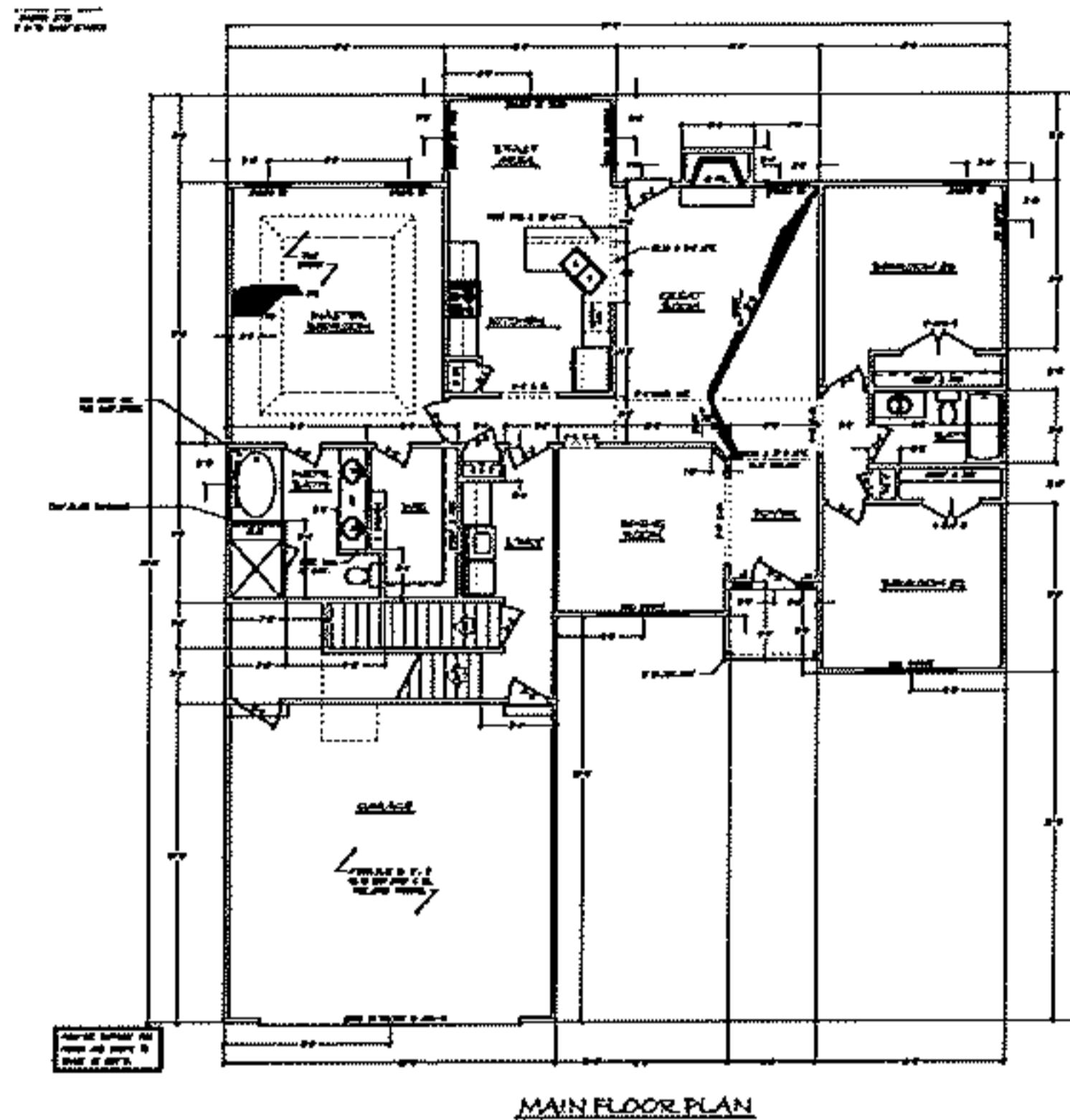
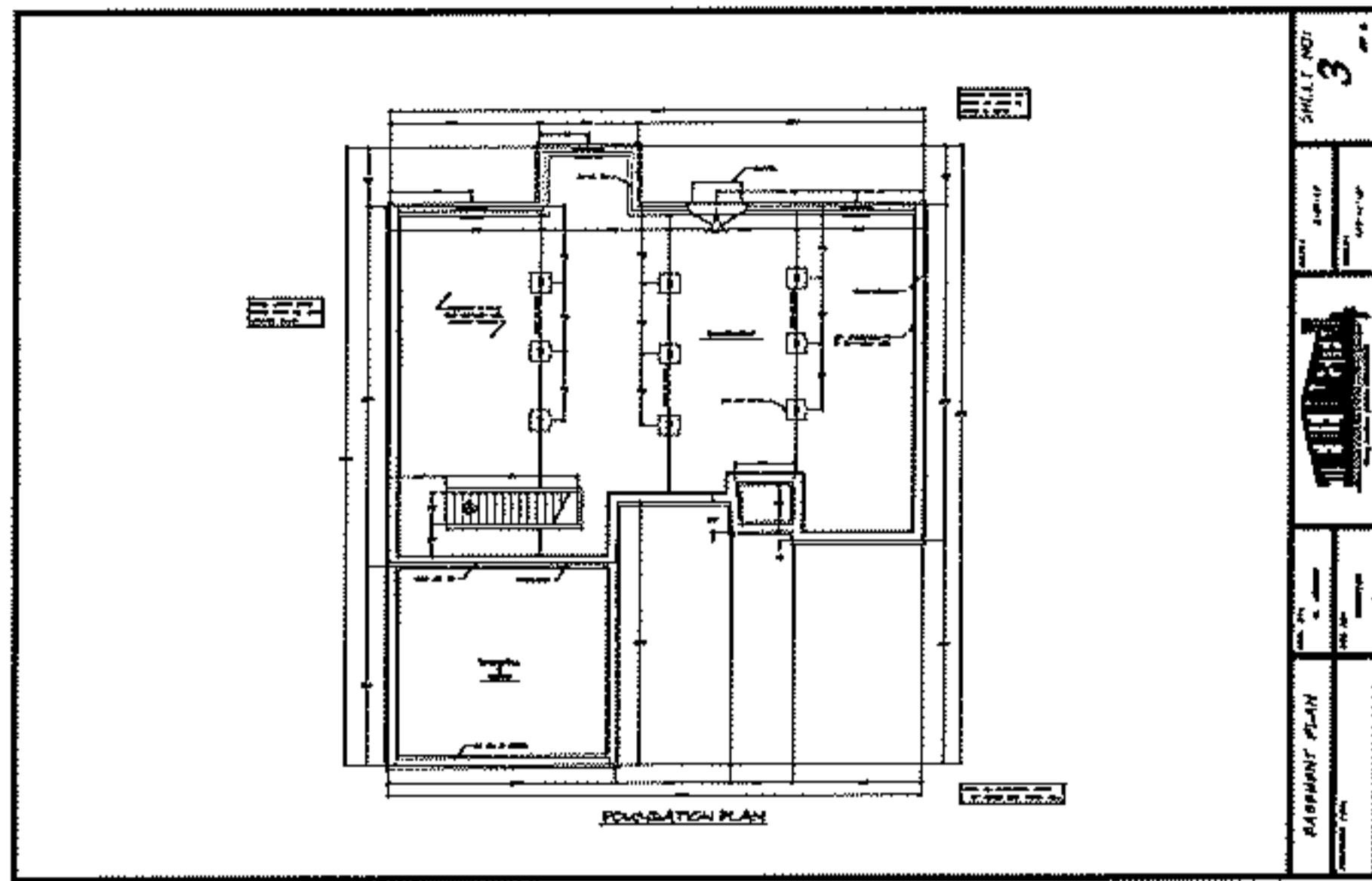
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Page 13 of 15

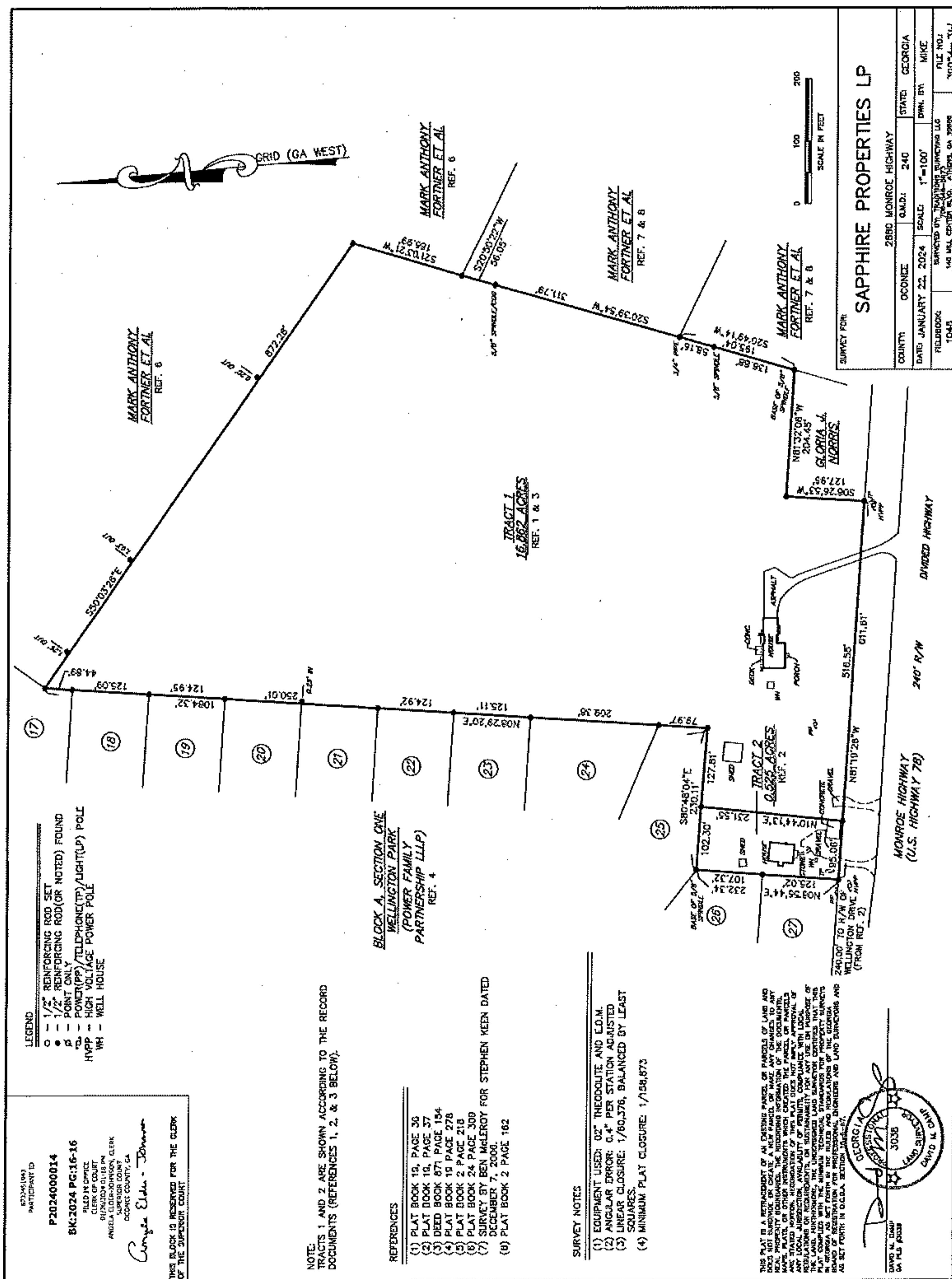
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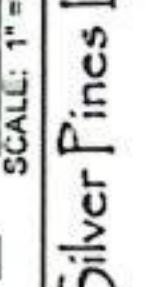
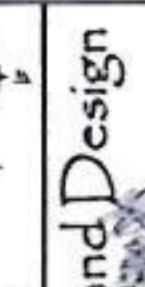


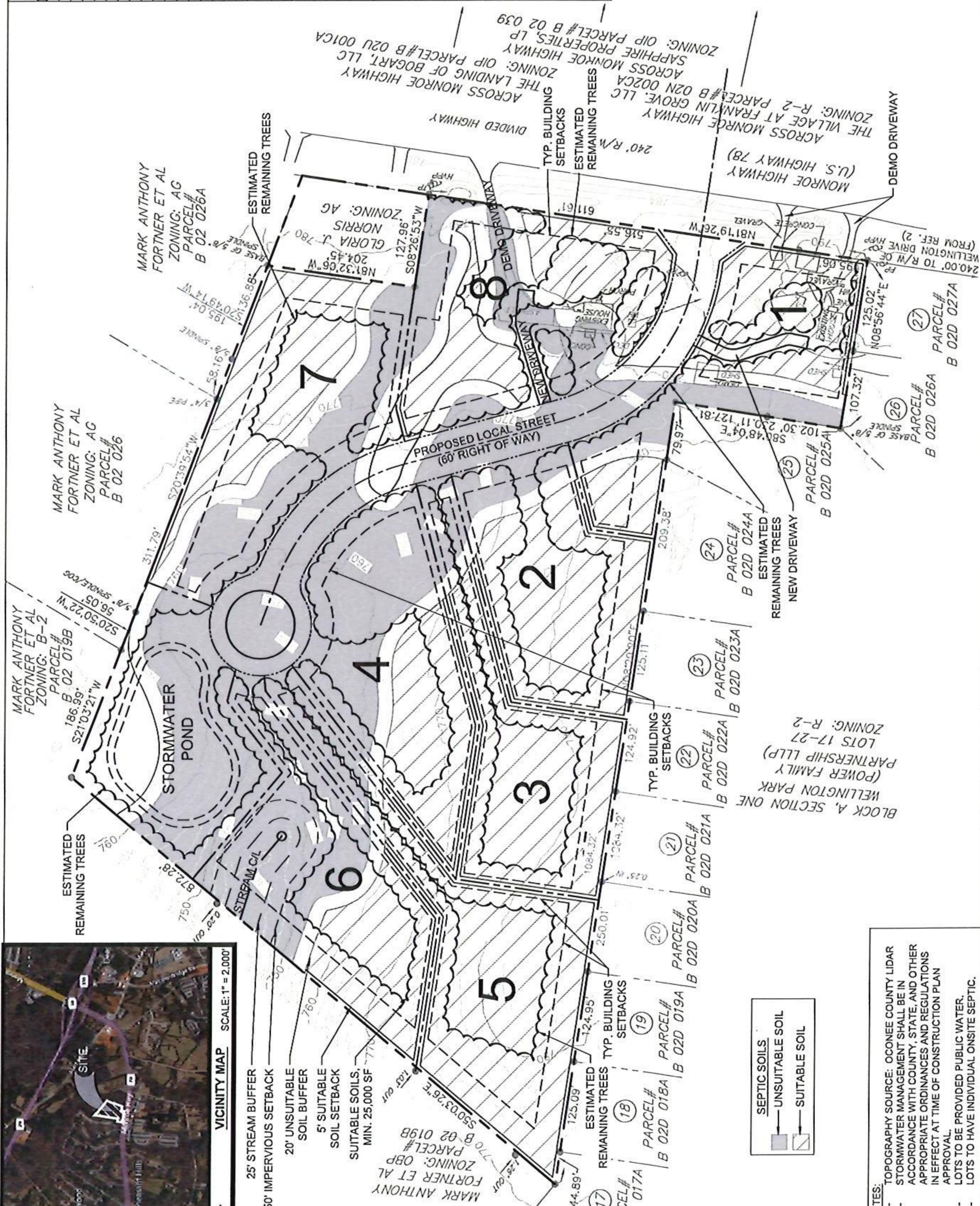
# EXHIBIT "A" TO REZONE NO P24-0116

Page 14 of 15

## PLAT



JURISDICTION: OCONEE COUNTY, GEORGIA		
PARCEL ID#: B 02 025		
ADDRESS: 2880 MONROE HWY, BOGART, GA 30622		
SITE DATA		
TOTAL ACREAGE	17.307	
CURRENT ZONING	AG - AGRICULTURAL DISTRICT	
CURRENT FUTURE LAND USE	SUBURBAN NEIGHBORHOOD	
PROPOSED ZONING	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	
PROPOSED FUTURE LAND USE	(SAME) SUBURBAN NEIGHBORHOOD	
PRIMARY USE PROPOSED	SINGLE-FAMILY DETACHED	
LAND AREA FOR RIGHT OF WAY	64,850 SF	
LAND AREA FOR PUBLIC USES	0 SF	
LAND AREA FOR OPEN SPACE	0 SF	
AMOUNT OF LAND IN FLOODPLAIN	0 SF	
TOTAL GROUND COVERAGE OF BUILDINGS	MIN. 1,600 SF PER LOT	
TOTAL # OF PROPOSED LOTS	8 NEW	
TOTAL # OF PROPOSED BUILDINGS	6 NEW, 2 EXISTING	
# & TYPES OF PROPOSED BUILDINGS	6 NEW & 2 EXISTING SINGLE FAMILY HOME	
RANGE OF PROPOSED LOTS	+- 66,093 SF TO +- 90,219 SF	
RANGE OF PROPOSED HOMES SIZES	1,000 SF TO 2,063 SF	
SINGLE FAMILY RESIDENCE PARKING REQ. (PER DWELLING UNIT OVER 1,000 SF)	3 SPACES / RESIDENCE	
PROPOSED PARKING	3 SPACES / RESIDENCE	
ZONING SUMMARY		
R-1 - SINGLE FAMILY DETACHED	REQUIRED PROVIDED	
MIN. LOT AREA	65,340 SF	00,093 SF
MIN. BUILDABLE AREA	24,892 SF	24,892 SF
MIN. AREA LYING ABOVE FLOODPLAIN	51,000 SF	N/A
MIN. LOT WIDTH (AT BUILDING LINE)	150 FT	150 FT
MIN. FRONTAGE (AT PUBLIC R.O.W.)	40 FT	40 FT
MAX. PRINCIPAL BUILDING HT.	40 FT	+- 27 FT
FRONT SETBACK	30 FT	30 FT
SIDE SETBACK	10 FT	10 FT
REAR SETBACK	40 FT	40 FT
INCOMPATIBLE LAND USE BUFFER	NON-REQ.	N/A
MAX. LOT COVERAGE	N/A	N/A
MIN. FLOOR AREA FOR PRINCIPAL BLDG. (SINGLE FAMILY)	1,000 SF, 1-STORY 1,850 SF, 2-STORY	1,000 SF, 1-STO 1,850 SF, 2-STO
ACCESS DIMENSIONS		
LOCAL STREET	REQUIRED PROVIDED	
MIN. RIGHT OF WAY	60 FT	60 FT
MIN. PAVEMENT WIDTH	20 FT	20 FT
ENVIRONMENTAL SUMMARY		
BUFFERS / IMPERVIOUS SETBACK	REQUIRED PROVIDED	
STREAM BUFFER	25 FT	25 FT
STREAM IMPERVIOUS SETBACK	50 FT	50 FT
WETLANDS	N/A	N/A
LOT DATA		
LOT 1 = 68,391 SF (1.57 AC)		
LOT 2 = 68,714 SF (1.57 AC)		
LOT 3 = 66,093 SF (1.51 AC)		
LOT 4 = 78,190 SF (1.79 AC)		
LOT 5 = 80,482 SF (2.06 AC)		
LOT 6 = 78,103 SF (1.79 AC)		
LOT 7 = 80,521 SF (2.06 AC)		
LOT 8 = 80,219 SF (2.07 AC)		
POND LOT = 63,846 SF (1.47 AC)		
OWNER: SAPPHIRE PROPERTY RENTALS, LLC		
DEVELOPER: SAPPHIRE PROPERTY RENTALS, LLC		
APPLICANT: ROBERT SCOTT		
0 15 30 60	120	180
	SCALE: 1" = 60'	
SAPPHIRE PLACE		
REZONE CONCEPT PLAN		
LOCATION: OCONEE COUNTY, GA	470-871-0421	
PREPARED BY: ADAM FUQUA		
PROJECT #: 0001001		
DATE: 01-22-2014	SCALE: 1" = 60'	
Silver Pines Land Design		
kirk.sphd.22@gmail.com		





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

**REZONE CASE #:** P24-0116

**DATE:** September 5, 2024

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

**APPLICANT NAMES:** Robert Scott

**PROPERTY OWNER(S):** Sapphire Property Rentals, LLC

**LOCATION:** 2880 Monroe Highway  
Parcel number: B 02 025

**PARCEL SIZE(s):**  $\pm 17.387$  acres

**EXISTING ZONING:** AG (Agricultural)

**EXISTING LAND USES:** Two single family homes

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Suburban Neighborhood

**ACTION REQUESTED:** Rezone the  $\pm 17.387$  acre property from AG (Agricultural) to R-1 (Single-Family Residential District)

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** September 16, 2024

**BOARD OF COMMISSIONERS:** October 1, 2024

**ATTACHMENTS:**

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan



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

### **HISTORY**

- The subject property (17.387 acres) is zoned AG (Agricultural) as part of the original adoption.
- The property was originally platted in 1965 (Plat book 2, page 218).
- The property contains two existing dwellings constructed in 1970 and 1973 according to tax records.
- Having two dwellings on the lot is a non-conforming use with the current Agricultural zoning under the UDC.
- A plat was recorded January 31, 1991, that showed a survey of an illegal 0.525 acre parcel that was not reviewed or approved by the County. The County Attorney reviewed the 1991 plat and concurs with the findings of the Planning and Code Enforcement Department.
- The Parcel that was shown as 0.525 acres was not shown as a separate parcel/ lot of record on the Tax Map as of November 1, 2006. The 2006 tax map governs parent parcels (UDC Sec. 503.01).
- The applicant recorded a survey in 2024 (Plat Book 2024, Page 16) showing two lots (0.525 acres and 16.862 acres) that was not reviewed by the County and are not considered separate lots of record.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Vacant-Wooded	OBP (Office-Business Park District)
<b>SOUTH</b>	Across US 78: Retirement Village, Townhomes, Retail	R-2 (Two-Family Residential District) and OIP (Office-Institutional-Professional District)
<b>EAST</b>	Residential and Vacant-Wooded	AG (Agricultural District) and B-2 (Highway Business District)
<b>WEST</b>	Residential Duplexes	R-2 (Two-Family Residential District)

### **PROPOSED DEVELOPMENT**

- The applicant is proposing 8 total lots and creating separate lots for the two existing dwellings.
- The number of lots proposed is based on an analysis by the applicant of suitable soils and environmental factors. The allowed density under an R-1 zoning would be 11 lots.
- The proposed minimum lot size for the R-1 zoning district is 65, 340 SF (1.5 acres).

### **PROPOSED TRAFFIC PROJECTIONS**

- The narrative states: A preliminary traffic analysis, using the Institute of Transportation Engineers (ITE) Trip Generation Manual, has calculated a total average of 87 daily trips (44 entering & 44 exiting) for this development.

### **PUBLIC FACILITIES**

#### **Water:**

- The applicant proposes public water supplied by Oconee County Water Resources.

#### **Sewer:**

- The applicant proposes an individual on-site septic system.

#### **Roads:**

- The project proposes a new local street that connects to Highway 78, Monroe Highway. The three existing driveways are proposed to be removed with the new access for the existing residences coming from the proposed local public road.

#### **Environmental:**

- The Concept Plan indicates there are state waters on the site, but no 100-year flood plain areas or wetlands.

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- Reviewed with no comments

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- Reviewed with no comments

### **OCONEE COUNTY FIRE CHIEF**

- Reviewed with no comments

### **OCONEE BOARD OF EDUCATION**

- No comments received as of 9-5-2024

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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.**

The proposed zoning is consistent with the adjacent R-2 and AG zoning. There is no apparent conflict with adjacent uses. Staff analysis indicates that the proposed R-1 zoning with the requirement for 1.5-acre minimum lot sizes would be suitable in view of the mixed-density developments in the area.

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

The property has two existing dwellings on the lot and has a current use. Further development of the full property has not been done since the parcel was created in 1965. Based on the current use, the property has a reasonable economic use.

**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 request proposes to increase the allowed density. Under the current AG zoning only 1 additional lot would be allowed. The proposed R-1 zoning will allow up to 11 lots. The proposed local street will access a divided 4 lane highway. The Georgia Department of Transportation will determine any required improvements for access. There will be no impact on public sewer as the project is proposing to use on-site septic. The total of 6 new dwellings should have a minimal impact on the schools. There will be some impact to the water system as public water is proposed.

**ii. Environmental impact;**

The Concept Plan identifies state waters on the site. Buffer rules for State Waters would apply to mitigate any impacts.

**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 properties.

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

The property has two existing dwellings on the lot and has a current use. Further development of the full property has not been done since the parcel was created in 1965. Staff finds the proposed R-1 zoning to be in harmony with the surrounding mix of land uses.

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

The intent of the R-1 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 orderly future development of land in accordance with comprehensive development plans for the county.” Staff finds the proposed 8 lot development to be consistent with the purpose of this 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.**

There are no known existing or changing conditions or land use patterns affecting the use and development of the property.

**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 Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “This Character Area consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area.” The Plan indicates that R-1 zoning is appropriate if public water is available. Staff finds the proposed R-1 zone is in conformity with the Comprehensive Plan.

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

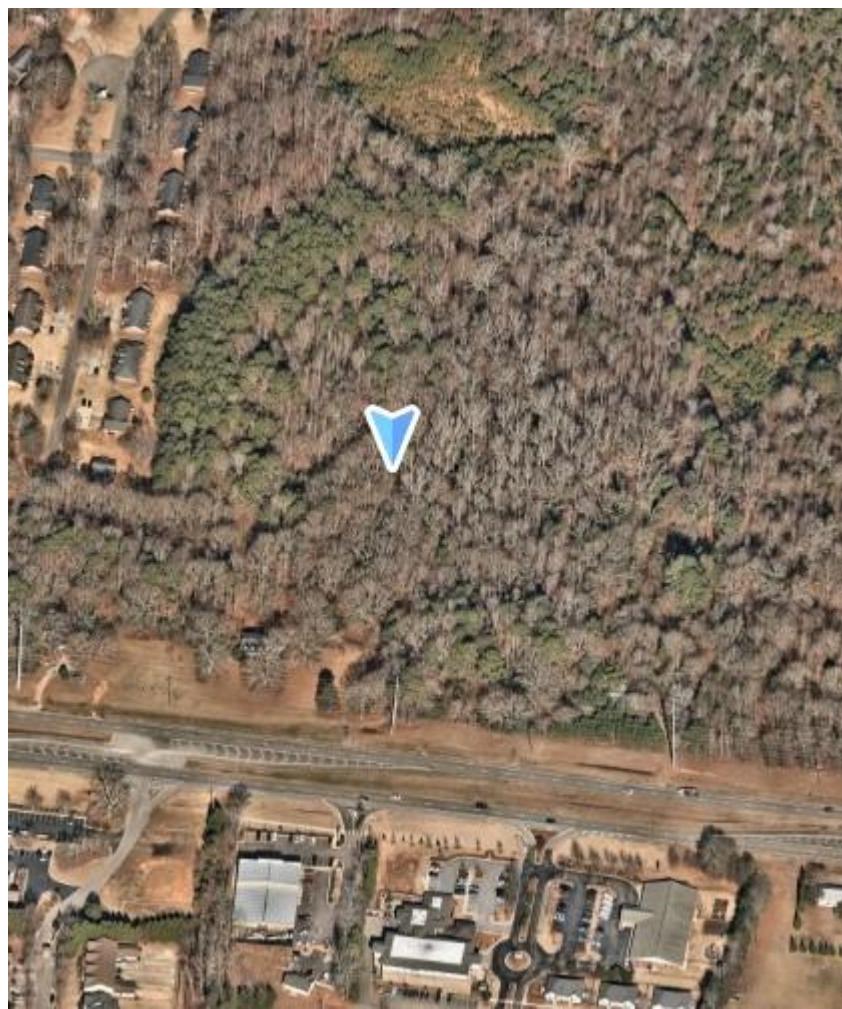
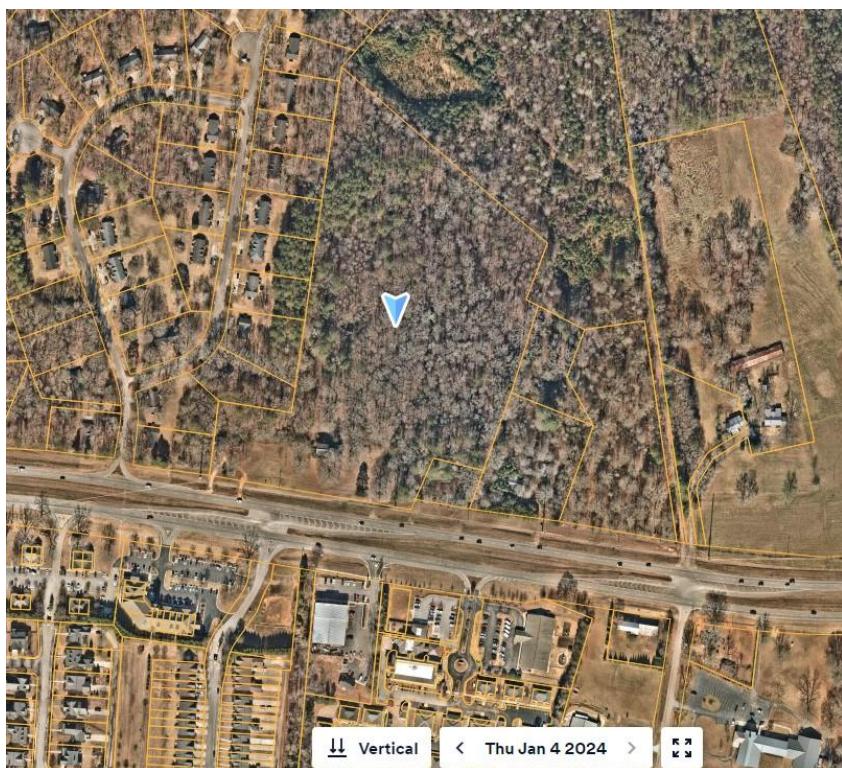
It is likely that other R-1-zoned properties exist in the county that would permit the requested low-density residential development. However, the proposed use of the subject property aligns with the Comprehensive Plan.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

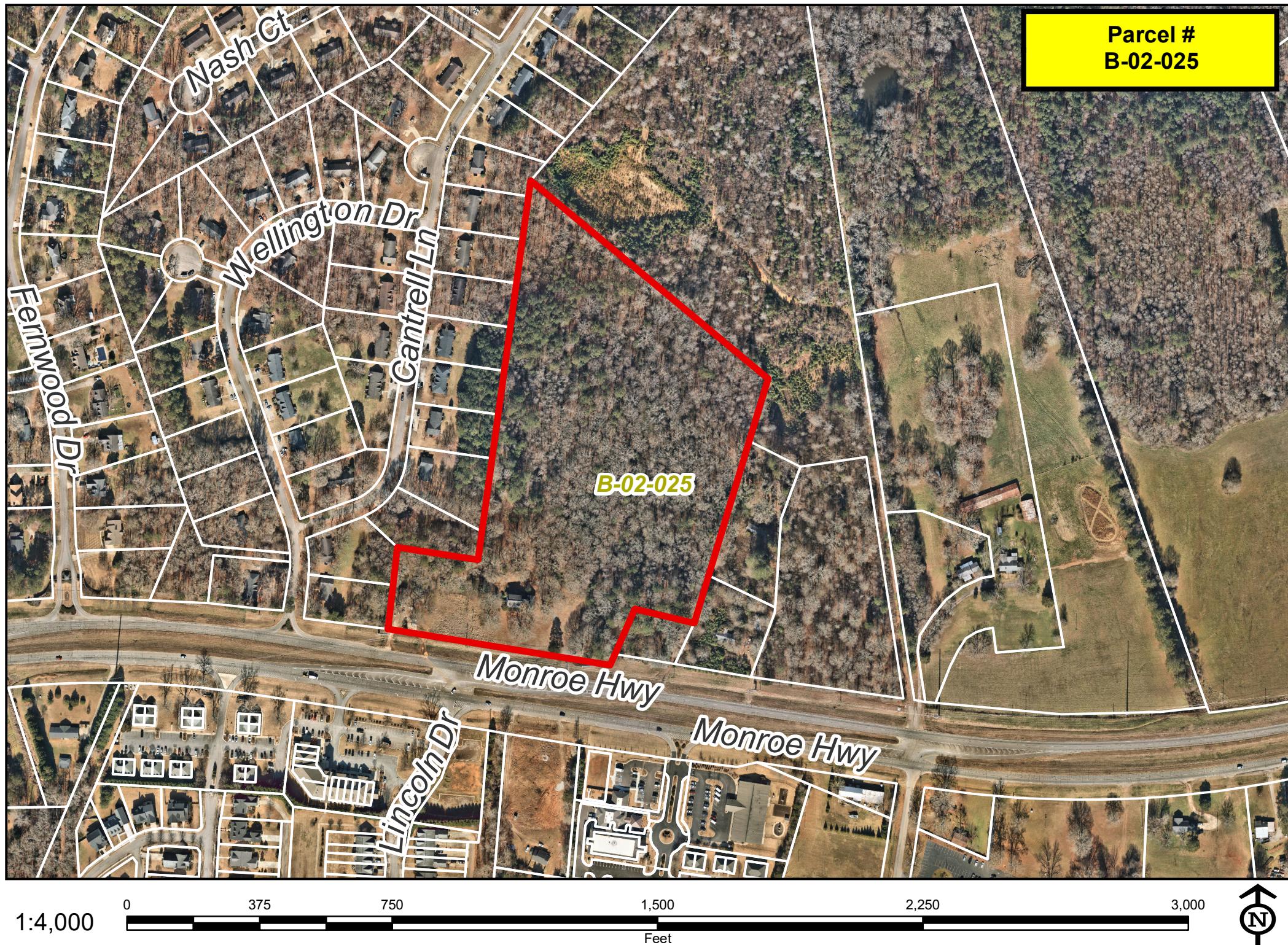
**Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the request to rezone ±17.387 acres to R-1 subject to the following conditions to be fulfilled at the expense of the owner/developer:**

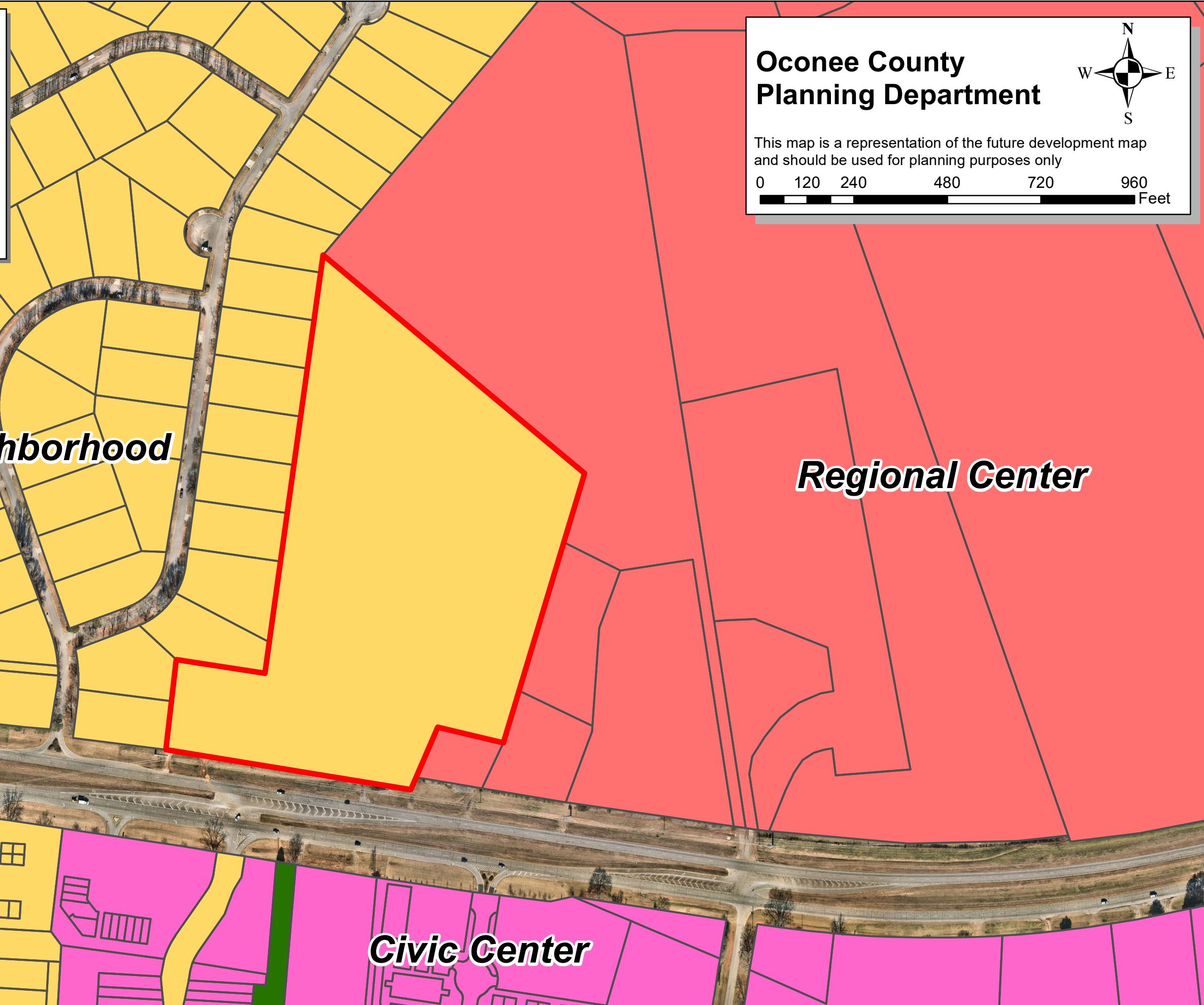
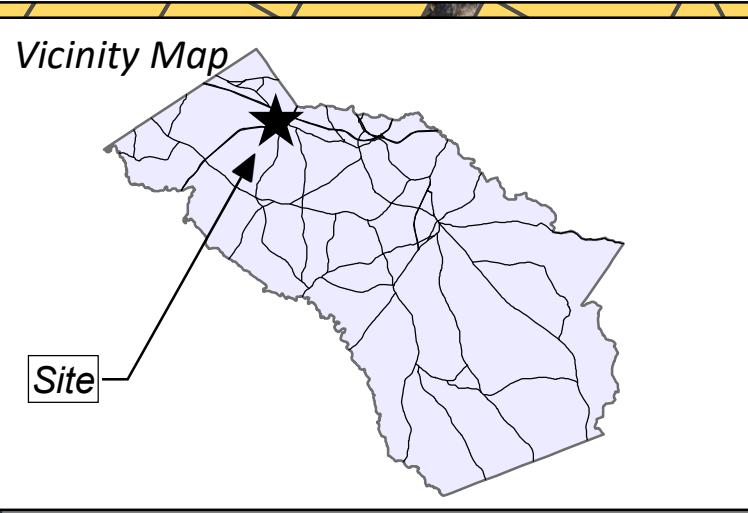
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not 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 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.
4. All dwelling units shall have facades consistent with architectural features shown on submitted drawing #RS060120 with primarily brick, stone, or lap siding consisting of painted wood lap or fiber cement board siding. No vinyl or metal siding shall be allowed. Each single-family detached unit shall include at least a 2-car garage.
5. Architectural elevations shall be approved by the Planning Director with no house models having the same façade adjacent to each other, so as not to be repetitive.
6. Each new dwelling shall install two street trees a minimum of 2-inch caliper at the time of planting prior to issuance of a Certificate of Occupancy.
7. After sidewalk, driveway and house are constructed on each lot, all remaining disturbed areas on each lot shall be sodded prior to CO. The disturbed area within the right of way shall be sodded if stand of permanent grass is not established prior to Final Plat.

SITE PICTURES

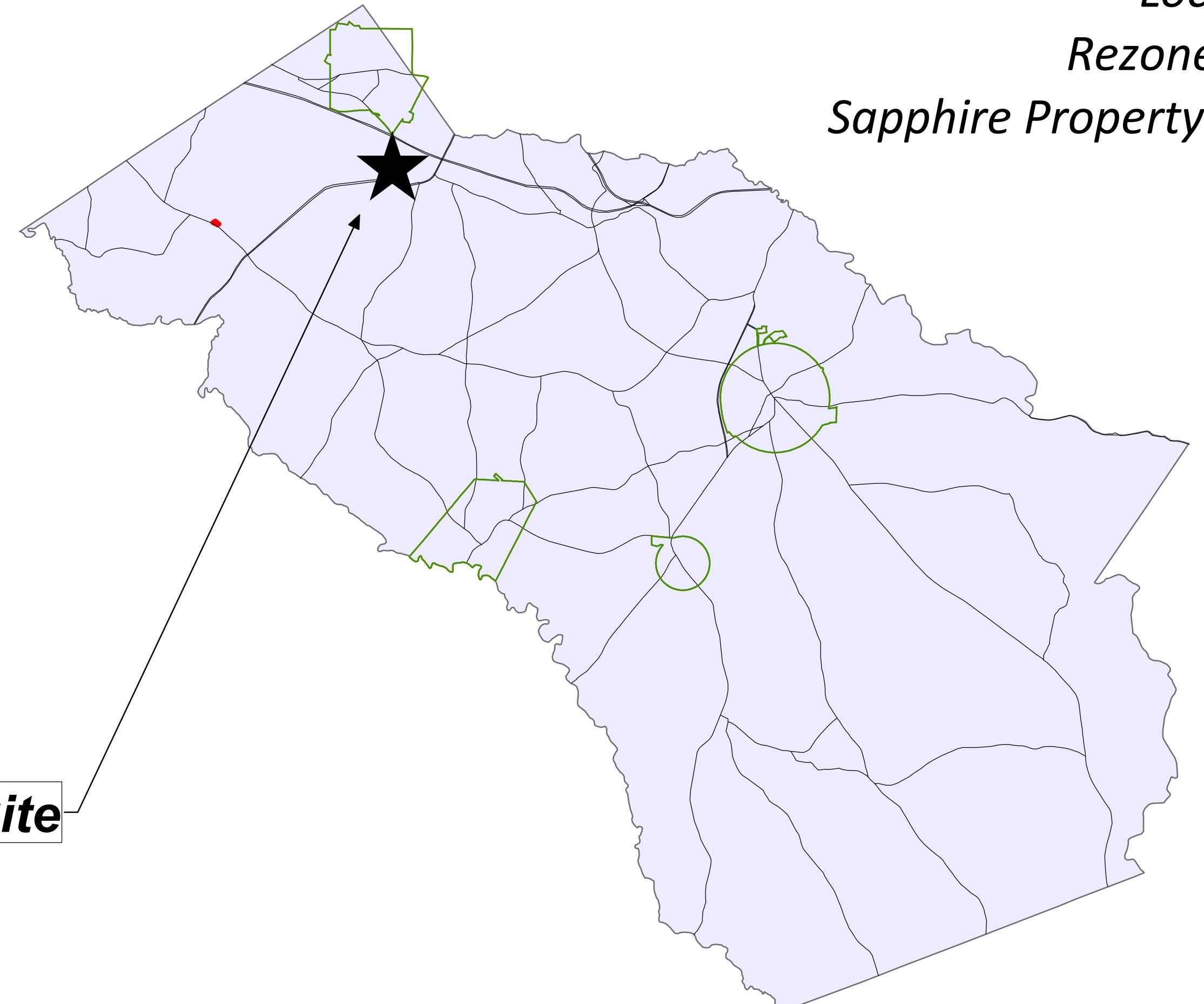


# Rezone # P24-0116 - Sapphire Property Rentals, LLC





*Location Map -*  
*Rezone # P24-0116*  
*Sapphire Property Rentals, LLC*



1:120,000

0 1 2 4 6 8 Miles

