

**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 classifications A-1 (Agricultural) to AR-1 (Agricultural Residential One Acre) pursuant to an application for rezoning of property owned by Aaron Cirou submitted on March 27, 2017.

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 DuSouth Surveying and Engineering, Inc. on March 27, requesting rezoning of a ± 9.00 acre tract of land located on the south side of Hog Mountain Road (GA Hwy 53) in the 224th G.M.D., Oconee County, Georgia, (TP# A-02-027), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

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

The zoning classification for the property described on the attached "Exhibit A" is hereby changed from A-1 (Agricultural) to AR-1 (Agricultural Residential One Acre) for the purpose of 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 same on May 15, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 6, 2017.

ADOPTED AND APPROVED, this 6th day of June, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

Mark Saxon, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE #7146

Page 1 of 4

CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos submitted with the zoning application and attached hereto. Homes shall be built on basements or crawlspaces.
3. The total number of lots shall not exceed eight (8).
4. A 25' landscaped buffer shall be installed along lots fronting SR 53 right of way and along the lots fronting relocated Goat Farm Road right of way. The 25' shall be measured from the right of way line or outside the Georgia Transmission easement line.
5. The subdivision entrance centerline shall align with Belmont Place entrance (Vanessa Ave).

TAX MAP



EXHIBIT "A" TO REZONE #7146

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NARRATIVE

Re-zone Application Narrative for 6551 Hog Mountain Road 9 Acre Tract Owned by Aaron Cirou

Property Information

Agent: DuSouth Surveying and Engineering, Inc

Owner: Aaron Cirou

Location: 6551 Hog Mountain Road

Site Acreage: 9.00

Request: Re-zone from A-1 to AR-1

Narrative

The property is currently owned by Aaron Cirou who will be the developer and primary contact for this project. Mr. Cirou would like to re-zone the property from A-1 to AR-1 in order to develop the site for a single family residential subdivision with 8 lots. The lots will contain upscale mid-sized homes ranging from 2,800 square feet to 3,500 square feet. The project will be constructed in a single phase over a one year period. All homes will be stick built on site and all lots will be fee simple ownership. DuSouth Surveying and Engineering, Inc. has been hired to assist Mr. Cirou with preliminary planning and rezoning efforts.

The Site

The site is predominately wooded with gently sloping terrain and there are no existing structures on site. The right-of-way of Hog Mountain Road is to the north, future right-of-way of Goat Farm Road is to the east and A-1 zoned properties are to the south and east of the site. A newly constructed entrance road is planned about midway of the site off of Hog Mountain Road. Stormwater management will be constructed on site along the back of the lots and discharged into the right-of-way of Goat Farm Road.

The Development

Proposed zoning is AR-1 which would allow for the subdivision of 8 lots. Asphalt paved street with curb and gutter in a 60 foot right-of-way will be constructed in accordance with the Oconee County UDC. All utilities serving the lots will be underground and stormwater management facilities will be employed to control and treat runoff.

Access

A newly constructed entrance road is planned about midway of the site off of Hog Mountain Road. Site distance will be in excess of 2000 feet to the east and 800 feet to the west.

Buildings

Homes will be built with high end features such as brick, stucco, stone, and hardy board siding. The minimum size will be 2,800 square feet and will incorporate exceptional architectural design. Please see

attached architectural photographs. Covenants will be established to provide a minimum home size and architectural design.

Water Supply

A water main will be installed in the development according to Oconee County Utility Department regulations.

Peak Water Demand:

Assume 100 gal/person/day, 2.6 persons/unit, 8 units

Proposed Water Demand = $100 \times 2.6 \times 8 = 2,080 \text{ gpd}$

Peak Water Demand:

$2,080 \text{ gpd}/16 \text{ hrs} = 130 \text{ gal/hr} = 2.17 \text{ gal/min}$

$2.17 \text{ gal/min} \times 3 (\text{peaking factor}) = 6.51 \text{ gal/min peak}$

Sewage Disposal

Sewage disposal will be by on-site septic systems

Utilities

All utilities required for the site are proposed to be underground. The required utilities will be gas, electricity, water and sewer, telephone and data lines.

Solid Waste

Solid waste will be handled by private contracts

Stormwater Management

Stormwater management will be handled by a curb and gutter conveyance system which will direct water to water quality and detention facilities near the back of the lots. All stormwater management facilities will comply with the Oconee County UDC.

Traffic

Based on an average of 10 trips per unit, the proposed development will generate approximately 80 average daily trips (ADT) and approximately 8 peak hour trips.

Schools

Based on the small number of lots proposed for this development, there should be a very minimal effect on the school system.

Schedule

The owner/developer plans to submit and seek approval of the subdivision plans as early as possible given approval of the rezone request.

Estimated Project Valuation

Price range for the proposed homes will be between \$400,000 and \$500,000. Assuming 8 lots, the total value of the development should be between \$3,200,000 and \$4,000,000.

REPRESENTATIVE PHOTOGRAPHS

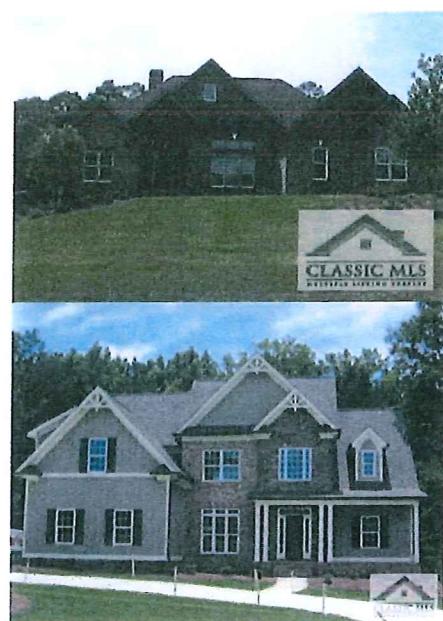


EXHIBIT "A" TO REZONE #7146

Page 3 of 4

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 224th G.M.D. of Oconee County, Georgia.

To find the True Point of Beginning, commence at the centerline intersection of Goat Farm Road and Hog Mountain Road, that point being the Point of Beginning (P.O.B.) thence North 65 Degrees 30 Minutes 45 Seconds West a distance of 403.48 feet to a 1/2" Rebar Set on the right-of-way line of Hog Mountain Road (100' R/W) and the True Point of Beginning (T.P.O.B.); thence leaving said right-of-way along a curve to the right having an arc length of 144.79 feet, a radius of 711.28 feet and being subtended by a chord bearing of South 48 Degrees 43 Minutes 20 Seconds West, a distance of 144.54 feet to a 1/2" Rebar, thence South 54 Degrees 36 Minutes 17 Seconds West, a distance of 637.08 feet to a 1/2" Rebar; thence North 50 Degrees 18 Minutes 22 Seconds West, a distance of 363.53 feet to a 1/2" Rebar; North 18 Degrees 34 Minutes 01 Seconds East, a distance of 573.63 feet to a 1/2" Rebar Set; South 12 Degrees 06 Minutes 35 Seconds East, a distance of 81.31 feet to a 1/2" Rebar Set; thence South 65 Degrees 49 Minutes 18 Seconds East, a distance of 78.13 feet to a 1/2" Rebar Set; thence North 65 Degrees 18 Minutes 56 Seconds East, a distance of 138.22 feet to a 1/2" Rebar Set; thence South 72 Degrees 42 Minutes 12 Seconds East, a distance of 68.40 feet to a 1/2" Rebar Set; thence North 24 degrees 29 minutes 07 seconds East, a distance of 61.13 feet to a 1/2" Rebar Set on the right-of-way line of Hog Mountain Road (100' R/W) thence along said right-of-way; South 56 degrees 34 minutes 55 seconds East, a distance of 499.39 feet to a 1/2" Rebar; thence South 11 degrees 22 minutes 02 seconds East, a distance of 18.45 feet to a point, that point being the True Point of Beginning (T.P.O.B.).

Said property containing 9.00 acres, as shown on a Survey for Aaron Cirou, by DuSouth Surveying & Engineering, Inc., dated January 2, 2017, certified by Jerry D. Wood, Georgia R.L.S. 2999.

PLAT

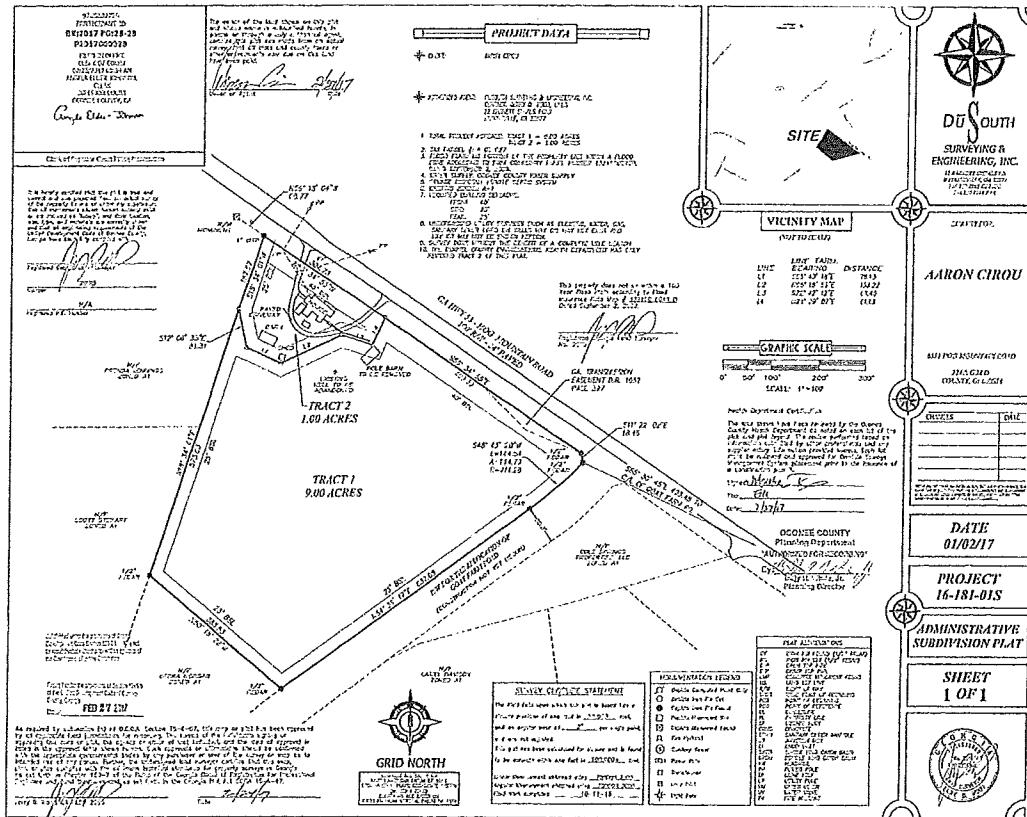
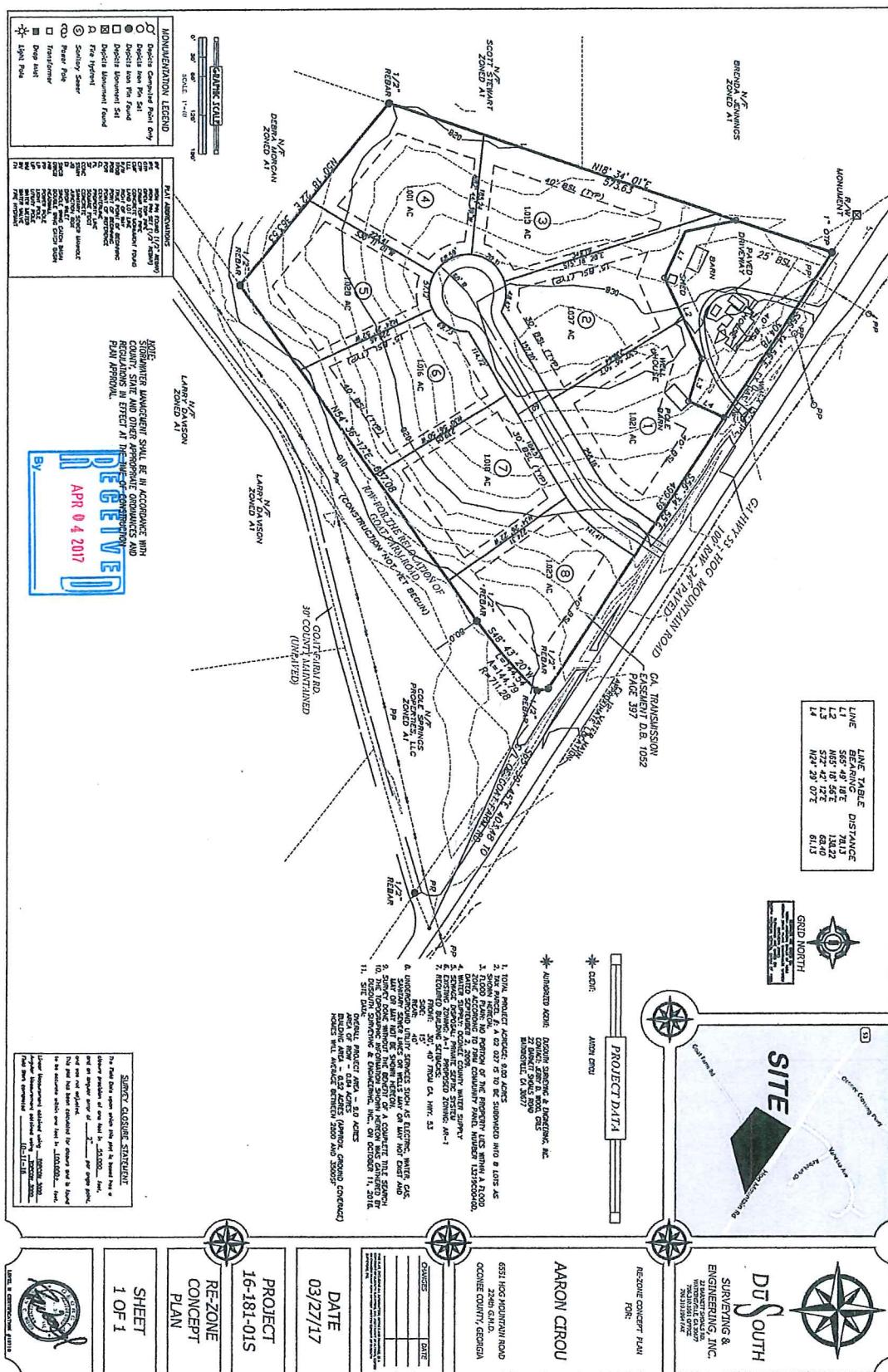


EXHIBIT "A" TO REZONE #7146

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**Planning Department
Oconee County, Georgia**

STAFF REPORT

REZONE CASE #: 7146

DATE: May 3, 2017

STAFF REPORT BY: Andrew Stern, Planner & Sandy C. Weinel, Assistant Director

APPLICANT NAME: DuSouth Surveying and Engineering, Inc.

PROPERTY OWNER: Aaron Cirou

LOCATION: South side of Hog Mountain Road (GA Hwy 53)

PARCEL SIZE: ±9.00 Acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: Rezone A-1 to AR-1 (Agricultural-Residential One Acre)

REQUEST SUMMARY: The owners are petitioning for a rezone of this property to develop a residential subdivision.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request subject to conditions.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: May 15, 2017

BOARD OF COMMISSIONERS: June 6, 2017

ATTACHMENTS:

Application
Zoning Impact Analysis
Narrative
Representative Photos
Site Review
Aerial Photo
Tax Map
Plats
Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Property has been zoned A-1 since original adoption
- Parent parcel was 10 acres; a 1-acre tract with a house and barn was administratively subdivided in February 2017
- The subject property has never been developed

SITE VISIT DESCRIPTION

- Partially wooded tract with moderately sloping terrain

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single Family Subdivision (Belmont Place)	AR-1 (Agricultural-Residential One Acre)
SOUTH	Single Family Home	A-1 (Agricultural)
EAST	Relocated Goat Farm Rd r/w; Single Family Home	A-1 (Agricultural)
WEST	Timber land-22-ac tract; Single Family Home-5 ac-tract	A-1 (Agricultural)

PROPOSED PROJECT DESCRIPTION

- Single family homes on minimum 1-acre lots, with county water and septic tank/drainfield
- Minimum 2,800 square feet homes
- Exterior facade – brick, stucco, stone and hardy board siding

TRAFFIC PROJECTIONS

- 80 Average Daily Trips

PUBLIC FACILITIES

Water: Developer proposes to construct a new water main to connect to the existing water main in the Hog Mountain Road right of way.

Roads: An interior road is proposed to intersect with Hog Mountain Road.

ENVIRONMENTAL

- The site does not contain any 100 year floodplain or Jurisdictional Wetland areas
- Stormwater management facilities will be constructed on the site to mitigate stormwater runoff

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

PUBLIC WORKS

- Storm water quantity control and quality treatment will be required.
- Sidewalks will be required.
- Provide a 1' no access easement along the frontage of the improved Goat Farm Road.

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.

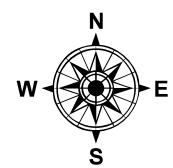
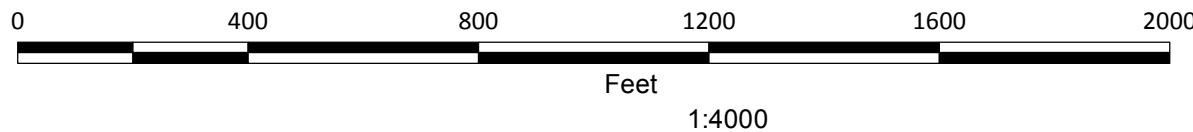
- A. How does the current request compare to the existing uses and zoning of nearby properties?** There are existing single family subdivisions located along Hog Mountain Road: Belmont Place, Oconee Crossing, and Princeton Farms (final plat under review). This request is compatible with the uses and zoning of those properties.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The existing A-1 zoning allows for one single-family home and the property is not eligible for an administrative subdivision. Developed residential lots would have more property value than the current zoning.
- C. To what extent does the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:**
 - 1. Population density and effect on community facilities such as streets, schools, water and sewer?** Impacts to streets, schools, and water should be minimal based on 8 residential lots. There will be no demand on county sewer.
 - 2. Environmental impact?** The site does not contain any 100 year floodplain or Jurisdictional Wetlands areas. Stormwater management facilities will be constructed on the site to mitigate impacts from stormwater runoff generated by the site.
 - 3. Effect on adjoining property values?** The proposed development will be an upscale single-family residential subdivision with minimum dwelling sizes of 2,800 Sf. If the dwellings are constructed as described in this request, adjoining property values should be enhanced.
- D. What is the relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner?** Less intense zoning districts benefit the public by maintaining a lower density, creating less traffic and need for road maintenance, less demand for school system expansions, and less demand for law enforcement and fire suppression activities, emergency services, and other County services. The hardship on the property owner would be the inability to further subdivide the property.
- E. What is the length of time that the property has been vacant as currently zoned, considered in the context of land development in the area of the vicinity of the property?** The subject property has never been developed. Land development has been predominantly residential along Hog Mountain Road.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** Yes. The proposed single family subdivision is consistent with the AR-1 zoning district as described in the Unified Development Code.
- G. How does this request conform with or diverge from established land use patterns?** Land development trends have been predominantly residential along the Hog Mountain Road.
- H. How does this request conform with or diverge from the Future Land Use Map or the goals and objectives of the Comprehensive Plan?** The 2030 Future Development Map designates this tract with a character area of “Suburban Living.” This request complies with the development strategies, goals and objectives for the designated character area.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are no existing, undeveloped AR-1 zoned properties along Hog Mountain Road in the area. Properties zoned AR-1 in this region of the county and have yet to be final platted are Fairfield Meadows and Wildflower Meadows. There are two other large-acre AR-1 tracts that have not been developed.
- J. Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** The site is suitable for the proposed development to meet the requirements of the Oconee County Unified Development Code.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this rezone request. If this request is approved, staff recommends the following conditions to be fulfilled by the developer at his/her expense:

1. The development shall be connected to the Oconee County water system at the developer's expense in a manner approved by the Oconee County Utility Department and the Oconee County Public Works Department.
2. Development structures shall meet or exceed the architectural standards as indicated on the concept plan, narrative, representative photos submitted with the zoning application and attached hereto.
3. The total number of lots shall not exceed eight (8).
4. A 25' landscaped buffer shall be installed along lots fronting SR 53 right of way and along the lots fronting relocated Goat Farm Road right of way. The 25' shall be measured from the right of way line or outside the Georgia Transmission easement line.

2016 Aerial Photograph





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: A-1 to AR-1 Change in Conditions of Approval for Case #: _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

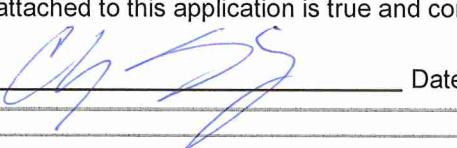
Name: **DuSouth Surveying**

Address: **22 Barnett Shoals Road
(No P.O. Boxes)
Watkinsville, GA 30677**

Telephone: **706-310-1961**

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: 4/4/17 Notarized: 

Property

Location: **6551 Hog Mountain Road
(Physical Description)**

Tax Parcel Number: **A 02 027**

Size (Acres): **+/-9.0 acres** Current Zoning: **A-1**

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

Property Owner

Name: **Aaron Cirou**

Address: **1011 Calls Creek Dr
(No P.O. Boxes)
Watkinsville, GA 30677**

Telephone: **706-207-2957**

Use

Current Use: **Agricultural**

Proposed Use: **Single Family Residential Subdivision**

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis

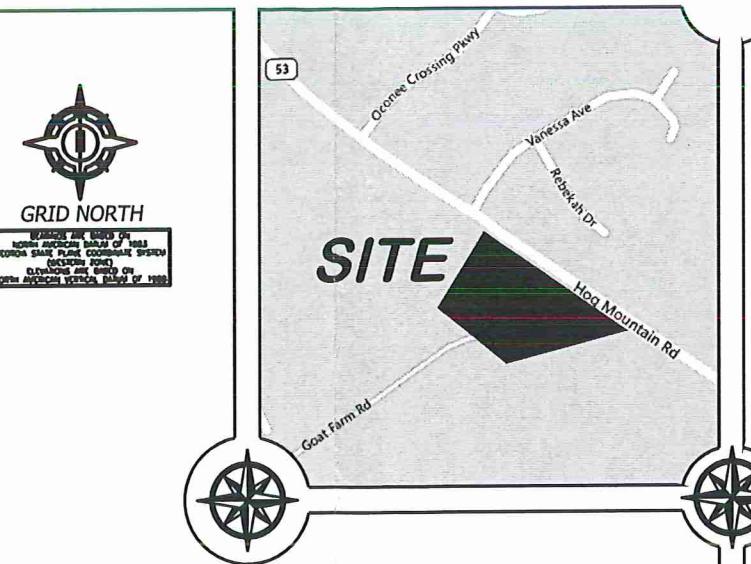
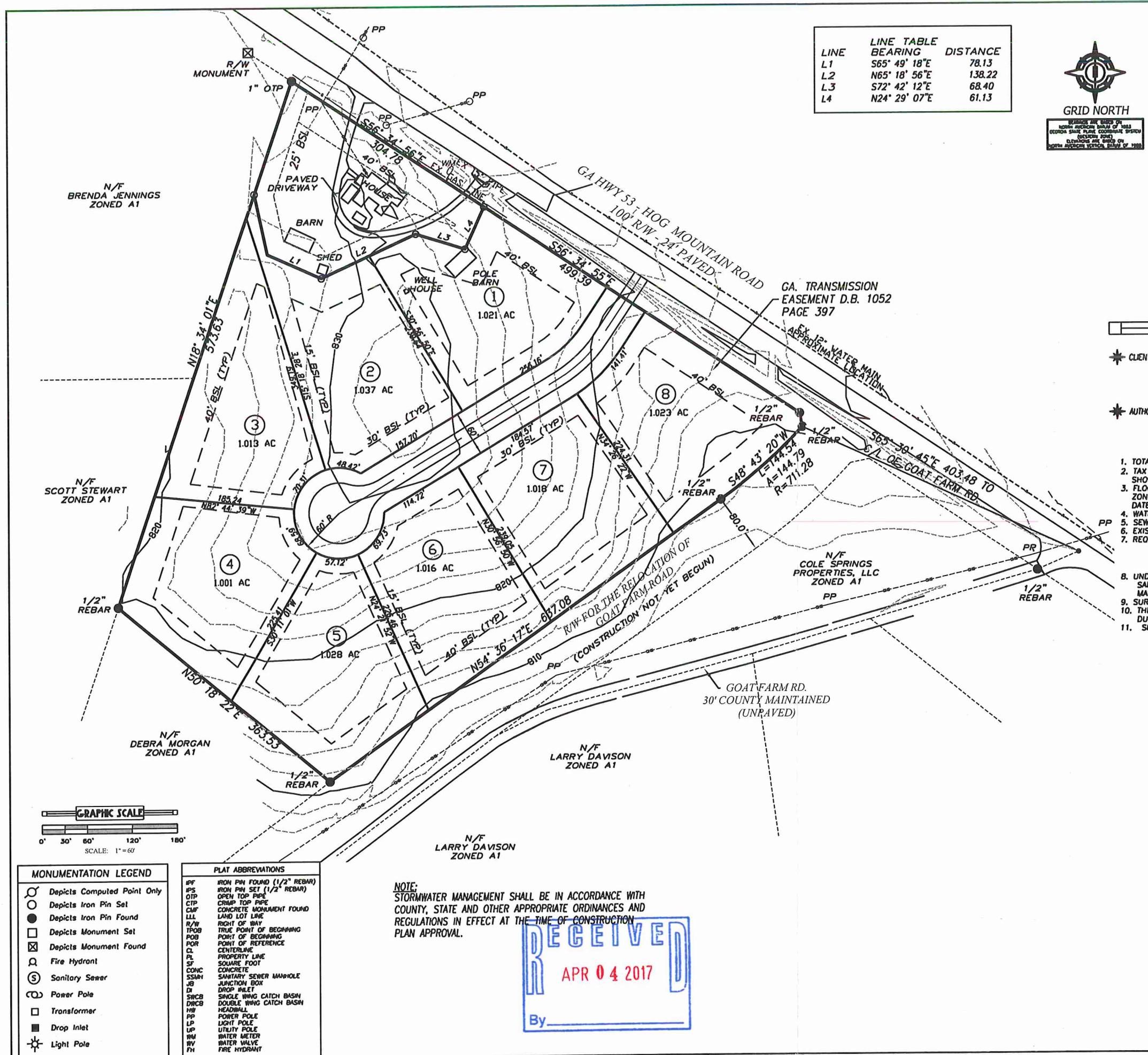


- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Water and/or Sewer Capacity Letter from OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____

For Oconee County Staff Use Only

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

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



RE-ZONE CONCEPT PLAN
FOR:

AARON CIROU

6551 HOG MOUNTAIN ROAD
224th G.M.D.
OCONEE COUNTY, GEORGIA

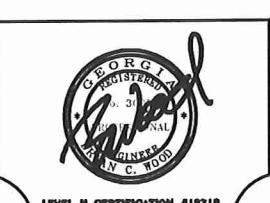
CHANGES	DATE

DATE
03/27/17

**PROJECT
16-181-01S**

RE-ZONE CONCEPT PLAN

SHEET
1 OF 1



**Re-zone Application Narrative
for
6551 Hog Mountain Road
9 Acre Tract Owned by Aaron Cirou**

Property Information

Agent: DuSouth Surveying and Engineering, Inc

Owner: Aaron Cirou

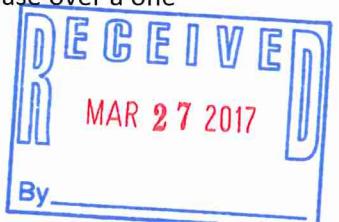
Location: 6551 Hog Mountain Road

Site Acreage: 9.00

Request: Re-zone from A-1 to AR-1

Narrative

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year period. All homes will be stick-build on site and all lots will be fee simple ownership. DuSouth Surveying and Engineering, Inc. has been hired to assist Mr. Cirou with preliminary planning and rezoning efforts.

The Site

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The Development

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Access

A newly constructed entrance road is planned about midway of the site off of Hog Mountain Road. Site distance will be in excess of 2000 feet to the east and 800 feet to the west.

Buildings

Homes will be built with high end features such as brick, stucco, stone, and hardy board siding. The minimum size will be 2,800 square feet and will incorporate exceptional architectural design (Please see attached architectural photographs). Covenants will be established to provide a minimum home size and architectural design.

Water Supply

A water main will be installed in the development according to Oconee County Utility Department regulations.

Probable Water Demand:

Assume 100 gal/person/day, 2.6 persons/unit, 8 units

Proposed Water Demand = $100 \times 2.6 \times 8 = 2,080 \text{ gpd}$

Peak Water Demand:

$2,080 \text{ gpd} / 16 \text{ hrs} = 130 \text{ gal/hr} = 2.17 \text{ gal/min}$

$2.17 \text{ gal/min} \times 3(\text{peaking factor}) = 6.51 \text{ gal/min peak}$



Sewage Disposal

Sewage disposal will be by on-site septic systems

Utilities

All utilities required for the site are proposed to be underground. The required utilities will be gas, electricity, water and sewer, telephone and data lines.

Solid Waste

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Stormwater Management

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Traffic

Based on an average of 10 trips per unit, the proposed development will generate approximately 80 average daily trips (ADT) and approximately 8 peak hour trips.

Schools

Based on the small number of lots proposed for this development, there should be a very minimal effect on the school system.

Schedule

The owner/developer plans to submit and seek approval of the subdivision plans as early as possible given approval of the rezone request.

Estimated Project Valuation

Price range for the proposed homes will be between \$400,000 and \$500,000. Assuming 8 lots, the total value of the development should be between \$3,200,000 and \$4,000,000.

17



9766382786
PARTICIPANT ID
BK:2017 PG:28-28
P2017000028

FILED IN OFFICE
CLERK OF COURT
02/28/2017 08:34 AM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder - Johnson

Clerk of Superior Court Filing Information

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown herein actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all engineering requirements of the Unified Development Code of Oconee County, Georgia have been fully complied with.

Registered Georgia Land Surveyor
Number 2999
N/A
Registered P.E. Number

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

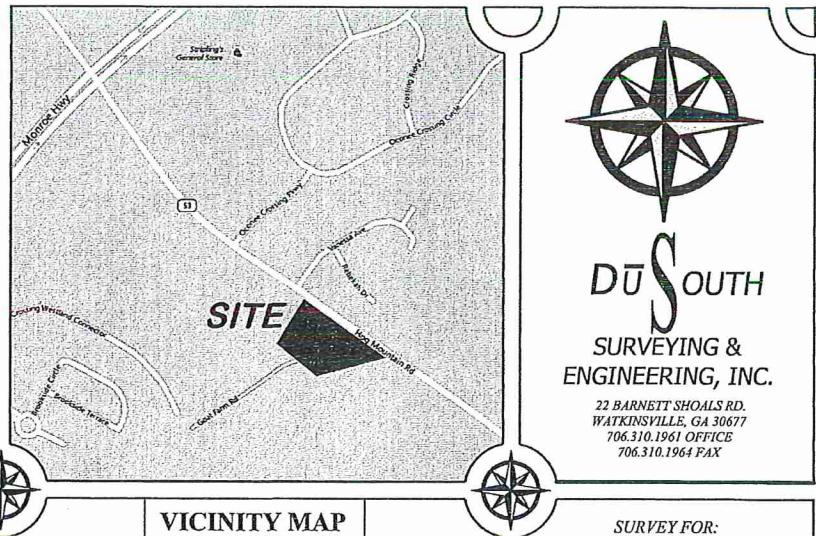
Angela Elder - Johnson 2/27/17
Owner or Agent Date

PROJECT DATA

CLIENT: AARON CIROU

AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677

1. TOTAL PROJECT ACREAGE: TRACT 1 = 9.00 ACRES
TRACT 2 = 1.00 ACRES
2. TAX PARCEL #: A 02 027
3. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C00400, DATED SEPTEMBER 2, 2009.
4. WATER SUPPLY: OCONEE COUNTY WATER SUPPLY
5. SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEM
6. EXISTING ZONING: A-1
7. REQUIRED BUILDING SETBACKS:
FRONT: 40'
SIDE: 25'
REAR: 25'
8. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
9. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
10. THE OCONEE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT HAS ONLY REVIEWED TRACT 2 OF THIS PLAT.



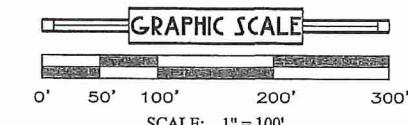
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX

SURVEY FOR:

AARON CIROU

VICINITY MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S65° 49' 18"E	78.13
L2	N65° 18' 56"E	138.22
L3	S72° 42' 12"E	68.40
L4	N24° 29' 07"E	61.13



Health Department Certification

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The review performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for On-Site Sewage Management System placement prior to the issuance of a construction permit.

Signed: *Matthew K.*
Title: *EPIS*
Date: *2/7/17*

THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A COPYRIGHT OF DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED, COPIED OR CHANGED IN ANY FORM WITH OUT WRITTEN CONSENT OF DUSOUTH SURVEYING & ENGINEERING INC.

DATE
01/02/17

PROJECT
16-181-01S

ADMINISTRATIVE
SUBDIVISION PLAT

SHEET
1 OF 1

PLAT ABBREVIATIONS

IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TOP POINT OF BEGINNING
POB	POINT OF BEGINNING
PR	POINT OF REFERENCE
CR	CENTER LINE
PL	PROPERTY LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WF	WATER VALVE
FH	FIRE HYDRANT

GRID NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(WESTERN ZONE)
ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 55,000 feet, and an angular error of 2" per angle point, and was not adjusted.

This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Linear Measurement obtained using TOPCON 3000
Angular Measurement obtained using TOPCON 3000
Field Work completed 10-11-16

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been approved by all applicable local jurisdictions for recording. The names of the individuals signing or approving this map or plat, the agency or office of that individual, and the date of approval is listed in the approval table shown herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plot, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A 15-6-67.

Jerry D. Wood G.A. R.L.S. # 2999

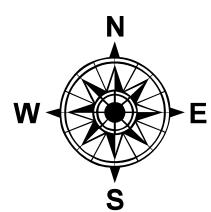
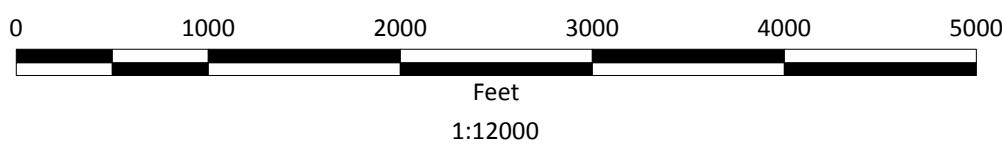
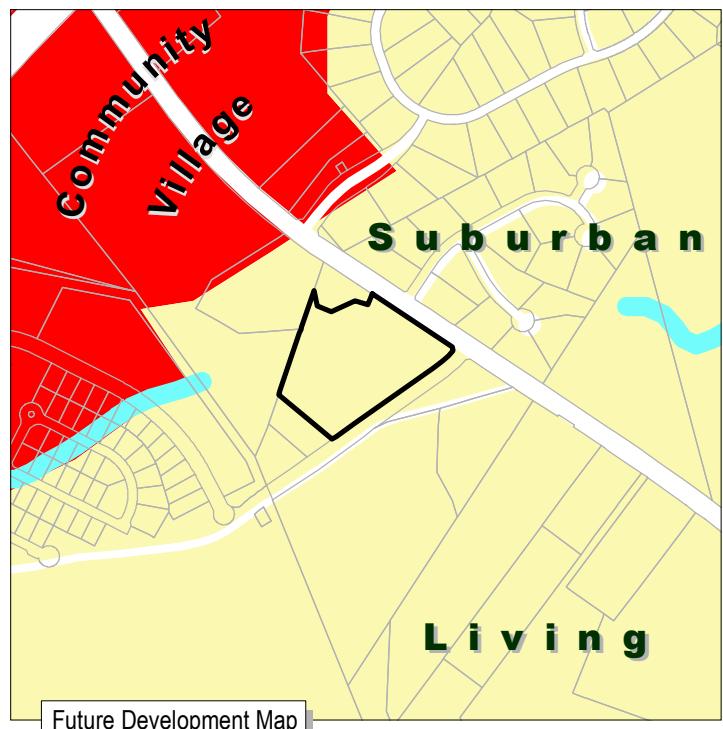
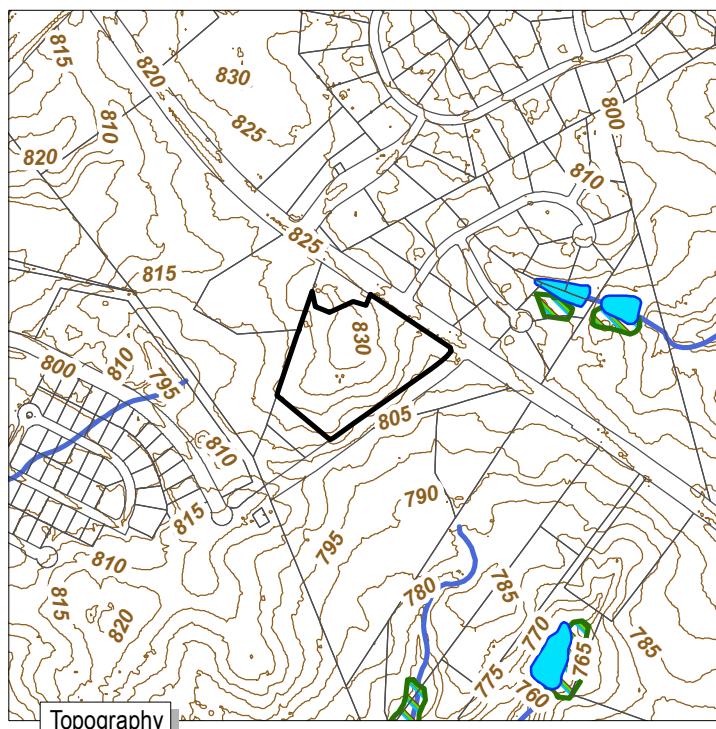
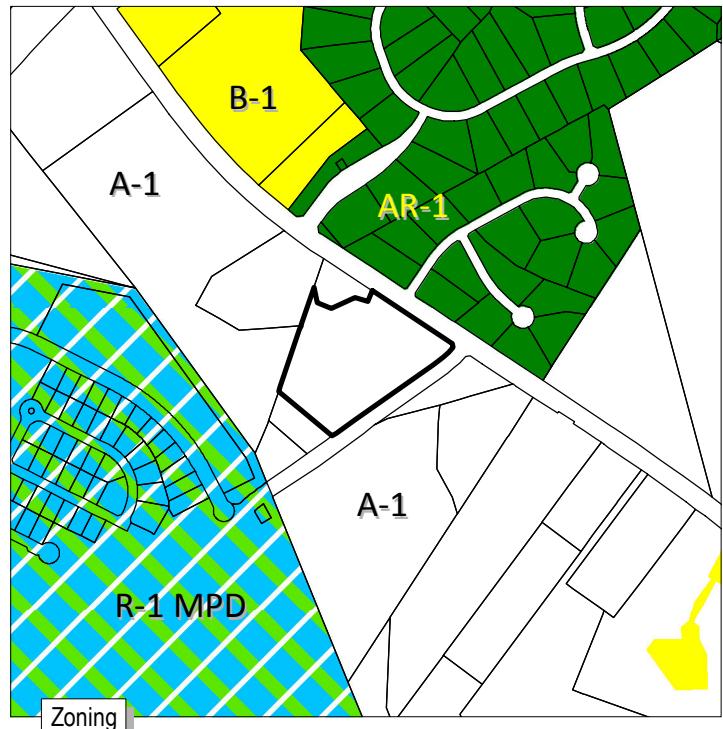
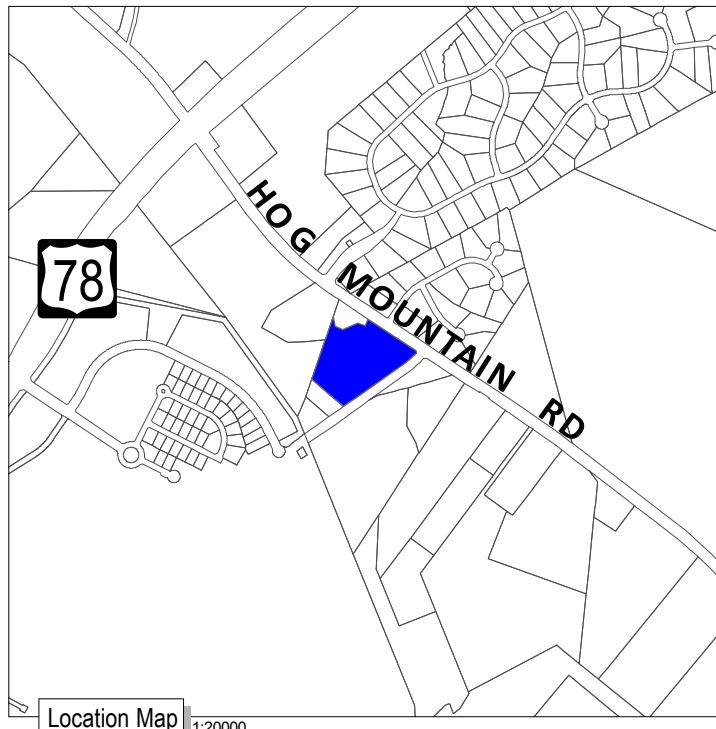
Date 2/24/17



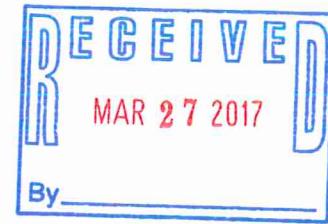




Aaron Cirou Site Review







DuSouth Surveying and Engineering, Inc.

Offering, Land Surveying, Engineering, & Site Work

Zoning Impact Analysis for 6551 Hog Mountain Road 9 Acre Tract Owned by Aaron Cirou

A. Existing uses and zoning of nearby properties:

To the North: Hog Mountain Road/Ga Hwy 53

To the East: Future right-of-way of Goat Farm Road

To the South: A-1 Zoning, Undeveloped

To the West: A-1 Zoning, Undeveloped

B. To the extent which property values are diminished by the particular zoning restrictions of the current zoning category:

The current A-1 zoning will not allow the subdivision of the property. It is in the belief of the owner and his representatives that the proposed use of the property will increase the value of the subject property as well as the adjacent properties.

C. To the extent to which the destruction of the property values of the individual property owner promote the health, safety, or general welfare of the public with consideration to:

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

With just 8 lots proposed, the development will have a minimal impact on schools and average water demand (2080 gpd). The County sewer system will not be effected by the proposed development of the site since on-site septic will be provided. The expected ADT will be just 80 trips per day and will therefore not have a negative impact on traffic along Hog Mountain Road.

2) Environmental impact?

There will be no environmental impacts to the site. All state and local environmental regulations will be complied with. With just 8 lots proposed, land disturbance will be minimal.

3) Effect on adjoining property values?

There will be no negative effect to adjacent property values as the proposed use of the site will be consistent with surrounding and nearby uses. The proposed building types will not be obtrusive or unsightly and should in fact increase values of the adjacent properties.

D. The relative gain to the public in maintaining the current zoning category, as compared to the hardship imposed upon the current property owner:

The relative gain to the public will be the addition of tax base revenue as well as the addition of an attractive new subdivision and an increase in the supply of new homes in an area reported to have a high demand for single family homes.

E. The length of time that the property has been vacant as currently zoned, considered in the context of land development in the area in the vicinity of the property:

The property is currently zoned A-1 and has been vacant for several years. A majority of the surrounding property is zoned A-1, however, there are several other properties, including just across the road a development known as Belmont Place and a few hundred feet west of the site another development known as Oconee Crossing, that have been developed as single family subdivisions.

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

The proposed use of a single-family subdivision is consistent with the requested zoning in that the product proposed will be for eight (8) single family detached homes, arranged within the existing nine acre tract, on approximately one acre lots. The proposed homes will be upscale mid-sized homes ranging from 2,800 square feet to 3,500 square feet.

G. Conformity with or divergence from established land use patterns:

The subject use of the proposed site is in conformity with other land uses in the surrounding area. A majority of the surrounding property is zoned A-1, however, there are several other properties, including just across the road a development known as Belmont Place and a few hundred feet west of the site another development known as Oconee Crossing, that have been developed as single family subdivisions similar to what is proposed here.

H. Conformity with or divergence from the Future Land Use Map or the goals and objectives of the Oconee County Comprehensive Plan:

The subject use of the proposed site will, in our opinion, fit well within conformance of the future land use map and the goals and objectives of the Oconee County



Comprehensive Plan in that the development will provide new and quality homes suitable for families and individuals seeking to reside in an area that is safe and convenient to schools and commercial areas.

- I. Availability of adequate sites for the proposed use in districts that permit such use:**
Other sites exist in the County that allow such use.

- J. Suitability of the site for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.):**
The site will conform to all AR-1 requirements as set forth in the Oconee County UDC. The shape and topography of the site will allow development of the site without requesting any variances.