

**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-2 (Agricultural-Residential Two Acre) pursuant to an application for rezoning of property owned by Rubielen R. Norris submitted on September 25, 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 ABE Consulting, Inc. on September 25, 2017 requesting rezoning of a ±4.61 acre tract of land located on the south side of Whippoorwill Road in the 239th G.M.D., Oconee County, Georgia, (B-05-031C), 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-2 (Agricultural-Residential Two 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 November 13, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 5, 2017.

ADOPTED AND APPROVED, this 5th day of December, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

W. E. "Bubber" Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes

Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE #7301

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 subject property subdivision shall not exceed two lots.
2. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval as set forth in Section 1203.04 of the Oconee County Unified Development Code.

TAX MAP



EXHIBIT "A" TO REZONE #7301

Page 2 of 4

NARRATIVE

REZONE NARRATIVE

A-1 to AR-2 Rezone Request – Norris Estates
Rubielen R. Norris
Tax Parcel B 05 031 C, Approximately 4.61 Acres
2051 Whippoorwill Road, Oconee County, Bishop, Georgia 30621

September 25, 2017

PROPOSED USE

The property will be used for a single family residence as allowed under the Oconee County Zoning Ordinances for AR-2 zoning classification. The proposed house will be a minimum of 2,000 SF heated space.

The proposed building facades will consist of typical and traditional southern style construction that include brick, stone, masonry, stucco, cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on the roof pitches.

The proposed buildings will be constructed in one phase.

- Total Rezone Acreage is approximately: 4.61 Acres

Adjacent Land Use and Zoning:	Uses
to the North- A-1 & R/W	Residential & R/W
to the East- A-1	Vacant
to the South- AR-1 and A-1	Residential Subdivision / Vacant
to the West- A-1	Vacant
Existing Zoning: A-1	
Existing Use: Single Family Home	
Proposed Zoning: AR-2	
Proposed Use: 1 Additional Single Family Lot	

TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7th Edition. Traffic projections are estimated based on Single Family Detached category as follows:

Total ADT: 9.57 trips per day (TPD)
TPD = Trips per Day. i.e. each visit is counted as 2 trips. Therefore,
9.57 TPD indicates approx. 4.8 visits per day to / from the home.

AM Peak: 0.75 trips

PM Peak: 1.01 trips

A new driveway will be construction for the proposed single family lot per Oconee County Standards. Based on the above ADT, the proposed residential lot will have minimal impact to existing roadway infrastructure.

SCHOOLS

A minimum impact to schools is anticipated since the proposed request involves adding a single family residence on a large lot. In addition, the proposed house value will increase the tax digest to offset the school and other County operational costs.

WATER AND SEWER

Public water will be utilized for the project. A public water main is available within the right-of-way (R/W) of Whippoorwill Road. Sewerage will be handled by a private on-site septic system. Level III Soil testing has been performed on site and found it to be suitable for on-site septic system. The proposed septic system will be placed in suitable soil areas as required by the Environmental Health and Oconee County Regulations.

Water & sewer demands have been estimated to be as following:

1. Water	200 GPD (gallons per day, GPD)
2. Sewer	0 GPD (provided by private on-site Septic System)

STORMWATER RUNOFF / DRAINAGE

Drainage patterns will closely match existing contour patterns. Minimum increased stormwater runoff from site will be mitigated on site over grassed and landscape areas thru sheet flow patterns. Stormwater management and soil erosion measures will be utilized, as required, in accordance with Oconee County Ordinances and Regulations at the time of development.

BUILDING AND FAÇADE MATERIALS

A single family house with a minimum heated square footage to meet current AR-2 zoning requirements. The new house will be construction as a traditional southern style.

ESTIMATED VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of \$325,000 to \$400,000 at completion.

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

There is no common or open space for this development. A new fee simple lot, minimum 2 acre, is proposed.

ARCHITECTURAL SKETCHES / PHOTOS, SIGN AND LANDSCAPING

The proposed residential lot will be occupied by southern traditional style home architectural. There are no signs proposed for this request or site.

No natural / planted buffer is provided since all surrounding properties and uses are compatible with the proposed request.

SCHEDULE

The following is a tentative schedule for the proposed development:

Proposed Development: 4-5 years

OUTDOOR LIGHTING

Only typical lighting for residential / AR-2 zoning uses will be utilized.

LEGAL DESCRIPTION

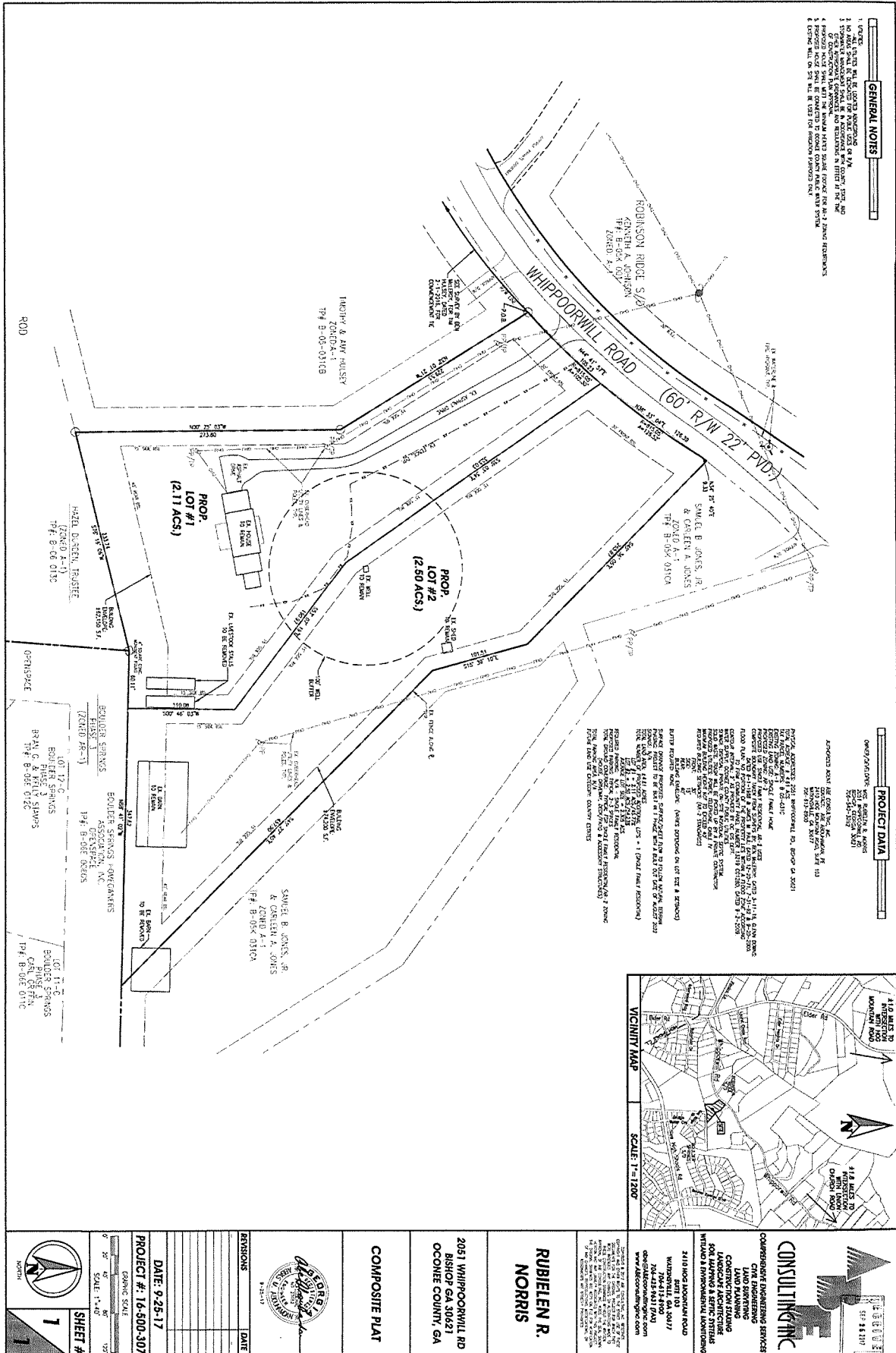
Legal Description:

All that tract or parcel of land, situate, lying and being in the 239th District, G.M.D., Oconee County, GA and described as follows:

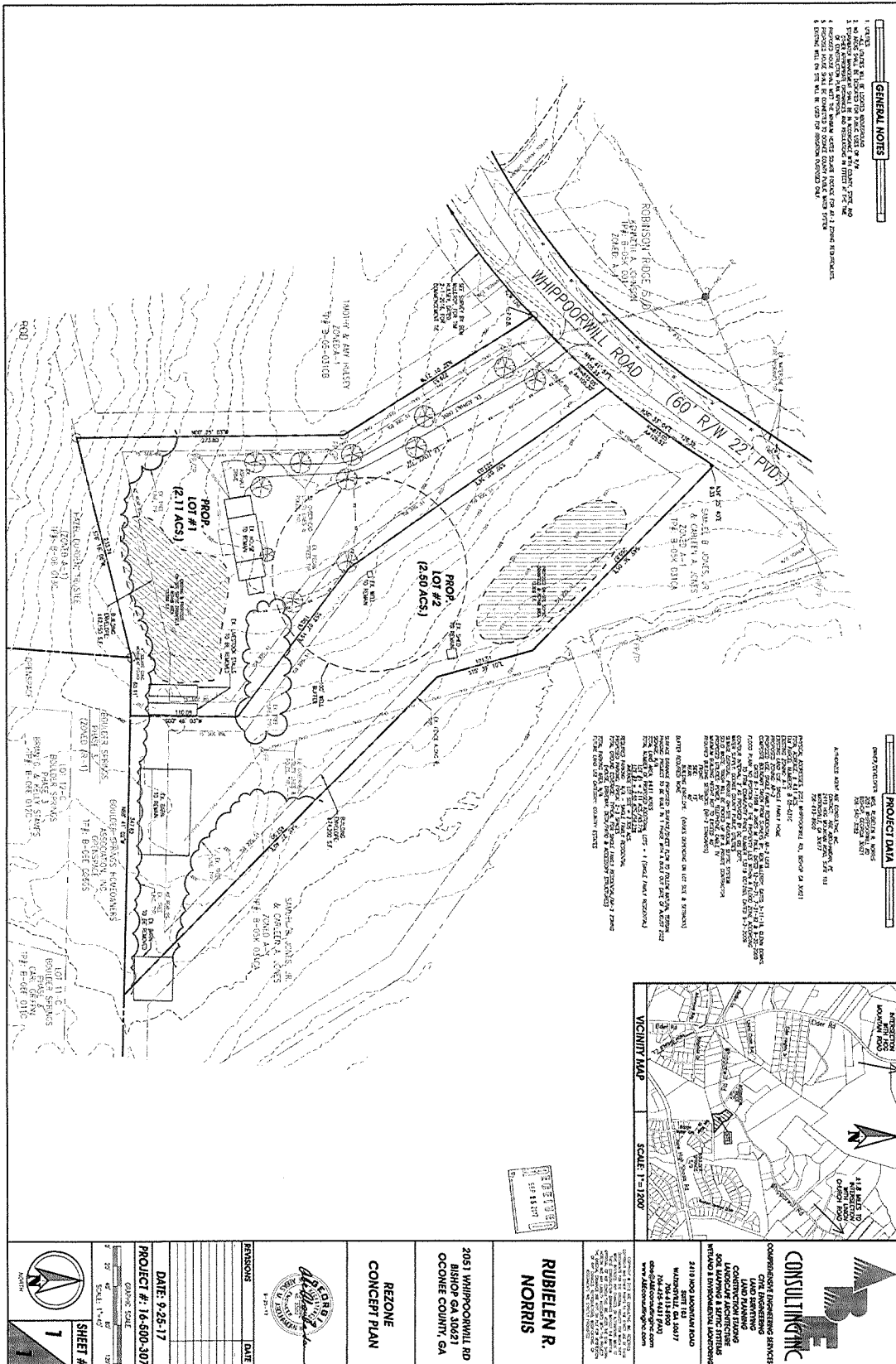
Commencing at a point located at the centerline/centerline intersection of the roadways of Elder Road & Whippoorwill Road; thence North 79 degrees 23 minutes 05 seconds East, a distance of 1126.30 feet to a point on the said southern right of way line of Whippoorwill Road; thence South 79 degrees 57 minutes 25 seconds East to a point on the said southern right of way line of Whippoorwill Road, a distance of 689.33 feet to a point on the said southern right of way line of Whippoorwill Road; thence North 82 degrees 03 minutes 12 seconds East, a distance of 637.17 to a point on the said southern right of way line of Whippoorwill Road; thence North 56 degrees 34 minutes 08 seconds East, a distance of 231.85 feet to a point on the said southern right of way line of Whippoorwill Road and the Point of Beginning (P.O.B.); Along the arc of a curve on the southern right of way line of Whippoorwill Road to a point (said curve having a radius of 815.05 feet, an arc length of 105.30 feet, a chord bearing of North 44°41'57" East and a chord length of 105.23 feet); Along the arc of a curve on the southern right of way line of Whippoorwill Road to a point (said curve having a radius of 815.05 feet, an arc length of 126.52 feet, a chord bearing of North 36°33'04" East and a chord length of 126.39 feet); thence North 34 degrees 25 minutes 40 seconds East, a distance of 9.33 feet to a point; thence South 45 degrees 36 minutes 05 seconds East, a distance of 265.87 feet to a point; thence South 15 degrees 39 minutes 10 seconds East, a distance of 101.51 feet to a point thence South 45 degrees 27 minutes 40 seconds East, a distance of 457.90 feet to a point; thence North 88 degrees 41 minutes 02 seconds West, a distance of 347.62 feet to a point; thence South 76 degrees 16 minutes 06 seconds West, a distance of 233.74 feet to a point; thence North 00 degrees 25 minutes 03 seconds West, a distance of 273.80 feet to a point; thence North 32 degrees 01 minutes 21 seconds West, a distance of 229.53 to a point on the said southern right of way line of Whippoorwill Road and the Point of Beginning (P.O.B.)

The above described property as shown on a Composite Plat, by ABE Consulting Inc, dated 9-25-17 and the commencement tie from Survey by Ben McLeroy, for Tim Hulsey, recorded 3-11-16 in PB 38, PG 300.

PLAT



DEVELOPMENT PLAN





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

REZONE CASE #: 7301

DATE: October 19, 2017

STAFF REPORT BY: Gabriel Quintas, Planner

APPLICANT NAME: Abe Abouhamdan, P.E.

PROPERTY OWNER: Rubielen R. Norris

LOCATION: 2051 Whippoorwill Road

PARCEL SIZE: ± 4.61 Acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USE: Single-family residence

ACTION REQUESTED: Rezone A-1 to AR-2



REQUEST SUMMARY: The owners are petitioning for a rezone of the subject property in order to allow for the further subdivision of the property into two single-family residential lots.

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

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 13, 2017

BOARD OF COMMISSIONERS: December 5, 2017

ATTACHMENTS:

- Application
- Zoning Impact Analysis
- Narrative
- Site Review
- Aerial Photograph
- Tax Map
- Plat of Survey
- Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property has been zoned A-1 (Agricultural) since the adoption of the zoning map in 1968.
- Since the adoption of the UDC in 2006, the subject property has been subdivided one time under the provisions of Section 503.01; the present \pm 4.61-acre parcel was created in 2016 from the subdivision of a \pm 6.943-acre tract.

SITE VISIT DESCRIPTION

- The subject property contains a single-family residence with agricultural accessory structures including livestock stalls, two barns, and a shed.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Single-family residences	A-1 (Agricultural)
SOUTH	Single-family residential subdivision, undeveloped	A-1 (Agricultural) & AR-1 (Agricultural Residential One Acre)
EAST	Undeveloped	A-1 (Agricultural)
WEST	Undeveloped	A-1 (Agricultural)

PROPOSED PROJECT DESCRIPTION

- Contingent upon the approval of the present application, the owner wishes to subdivide the subject \pm 4.61-acre parcel to create two single-family lots.

TRAFFIC PROJECTIONS

- 9.57 ADT, 0.75 AM and 1.01 PM peak hour trips
- A new driveway off of Whippoorwill Road is proposed for the new single-family residence.

PUBLIC FACILITIES

Water:

- Connection to an existing County water mainline located within the right-of-way of Whippoorwill Road is proposed.
- The estimated water usage is approximately 200 GPD.

Sewer:

- Sewerage will be handled by a proposed private on-site septic system.

ENVIRONMENTAL

- No 100-Year Flood Plain or Jurisdictional Wetland areas are located on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

- No comments

STAFF ANALYSIS

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

- A. How does the current request compare to the existing uses and zoning of nearby properties?** The present request is considered compatible with the existing uses and zoning of nearby properties. The general area

surrounding the subject property is characterized by low-density residential and agricultural uses, and the proposed AR-2 zoning classification is complementary to all adjacent zoning districts.

- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?** The existing A-1 zoning classification does not diminish the value of the subject property. The minimum lot size required to further subdivide the subject property under the current A-1 classification is five acres due to the subdivision of the property that took place in 2016. Therefore, the property must be rezoned in order to subdivide it into two 2-acre tracts.
- 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?** Existing county facilities, services, and infrastructure should be adequate to accommodate the proposed additional single-family lot. Traffic impacts to Whippoorwill Road and impacts to the school system are expected to be negligible.
 - 2. Environmental impact?** No adverse environmental impact is expected of the proposed development.
 - 3. Effect on adjoining property values?** It is not anticipated that approval of the present request will have any negative effects on adjoining property values.
- 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?** Public interest should not be affected if the present request is approved. The hardship imposed upon the property owner would be the inability to further subdivide the subject 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?** This question is not applicable to the present request.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** According to Section 205.04, the AR-2 zoning district was established to allow for “medium rural residential densities and compatible agricultural activities.” The proposed use is consistent with the stated purpose of the zoning district being requested.
- G. How does this request conform with or diverge from established land use patterns?** There are numerous properties with single-family residences along the present stretch of Whippoorwill Road that are approximately two acres in area. The present request conforms with the established land-use patterns in the immediate area.
- 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 a character area of Country Estates. According to the Community Agenda, the intent of this designation is “to provide a low-intensity residential community reminiscent of a rural environment,” and a “residential density of 1 or 2 acres per dwelling unit” is recommended for development in the Country Estates character area. It is the opinion of the staff that the present request conforms with the Future Land Use Map and the goals and objectives of the Comprehensive Plan.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** This question is not applicable because the intent of the present request is to allow the further subdivision of the subject property.

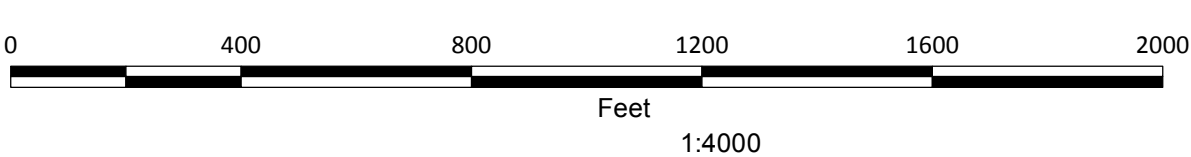
- J. **Is the site suitable for the proposed use relative to the requirements set forth in the Unified Development Code (off-street parking, setbacks, buffer zones, open space, etc.)?** The subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code. However, it should be noted that the concept plan submitted with the present request contains an existing barn within the required 40-foot rear yard of the proposed eastern lot.
-

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Staff recommends approval of this request subject to the following conditions to be fulfilled by the developer at his/her expense:

1. The subject property subdivision shall not exceed two lots.
2. The subject property shall be subdivided in accordance with the procedures for minor subdivision plat approval as set forth in Section 1203.04 of the Oconee County Unified Development Code.

Rubielen R. Norris





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☒ Rezoning from: A-1 to AR-2 ☐ Change in Conditions of Approval for Case # : _____
- ☐ Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: ABE Consulting, Inc.
Address: 2410 Hog Mountain Rd., Ste. 103
(No P.O. Boxes)
Watkinsville, GA 30677

Property Owner

Name: Rubielen R. Norris
Address: 2051 Whipoorwill Rd.
(No P.O. Boxes)
Bishop, GA 30621

Telephone: 706. 613-8900

Telephone: 706-540-3282

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: [Signature] Date: 9/25/17

Notarized: [Signature]



Property

Location: 2051 Whipoorwill Rd.
(Physical Description)
Bishop, GA 30621

Tax Parcel Number: B 05 031C

Size (Acres): ±4.61 Current Zoning: A-1

Future Development Map—Character Area Designation: Country Estates

Use

Current Use: Residential, Single Family.

Proposed Use: Residential single Family on additional lot

Attachments (check all that apply)

- ☒ Property Owner's Authorization (if applicable) ☒ Narrative (Detailed Description of the Request)
- ☒ Application Fee ☒ Concept Plan
- ☒ Warranty Deed ☒ Attachments to the Concept Plan:
- ☒ Typed Legal Description ☒ Water and/or Sewer Capacity Letter from OCUD
- ☒ Plat of Survey - composite ☐ Representative Architecture/Photographs - N/A
- ☒ Disclosures (Interest & Campaign Contributions) ☒ Proof all property taxes paid in full
- ☒ Zoning Impact Analysis ☒ 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: _____

Action

PLANNING COMMISSION Date: _____

☐ Approval ☐ With Conditions ☐ Denial

BOARD OF COMMISSIONERS Date: _____

☐ Approved ☐ With Conditions ☐ Denied

GENERAL NOTES

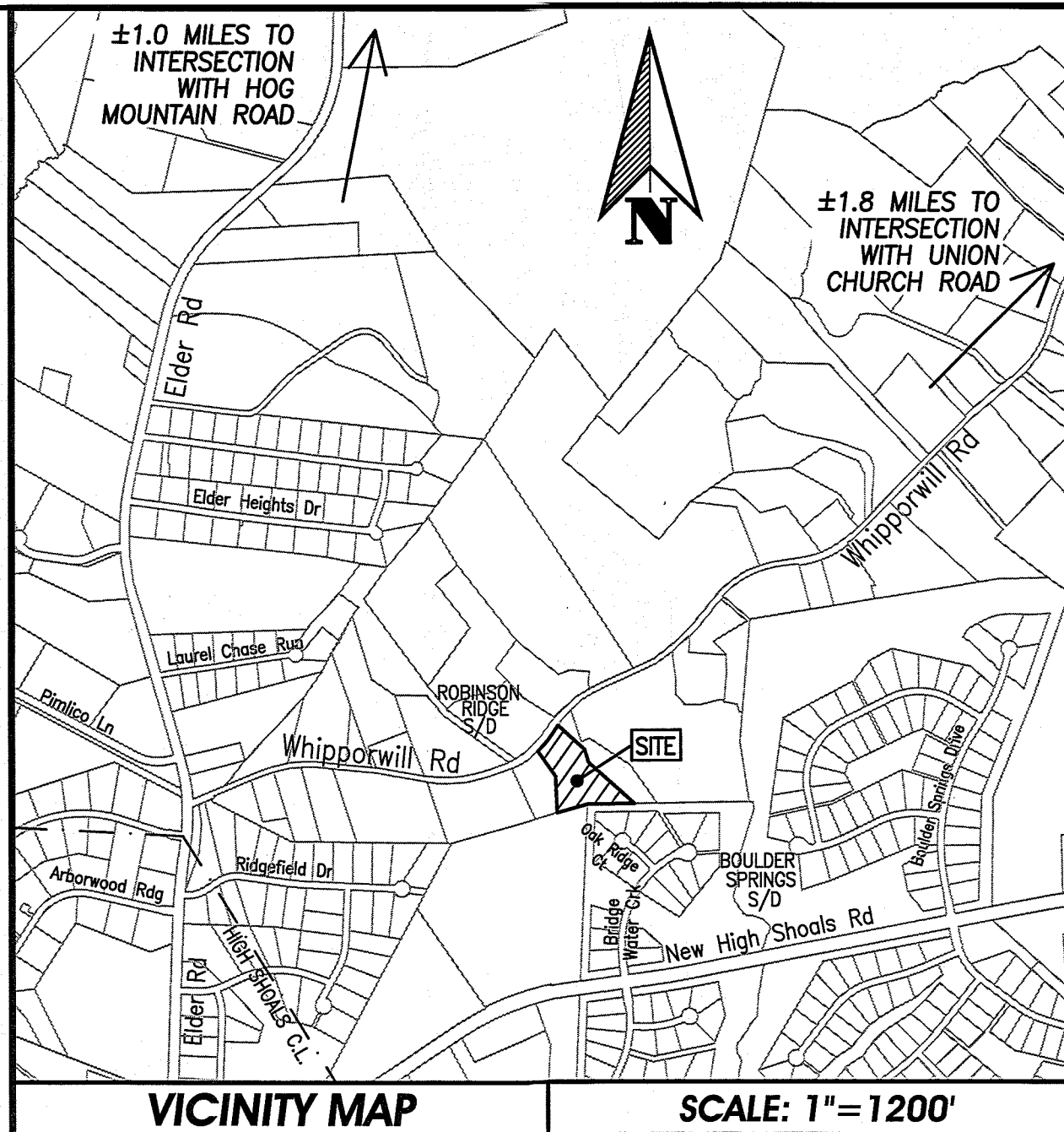
1. UTILITIES:
-ALL UTILITIES WILL BE LOCATED ABOVEGROUND
2. NO AREAS SHALL BE DEDICATED FOR PUBLIC USES OR R/W.
3. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
4. PROPOSED HOUSE SHALL MEET THE MINIMUM HEATED SQUARE FOOTAGE FOR AR-2 ZONING REQUIREMENTS.
5. PROPOSED HOUSE SHALL BE CONNECTED TO OCONEE COUNTY PUBLIC WATER SYSTEM.
6. EXISTING WELL ON SITE WILL BE USED FOR IRRIGATION PURPOSES ONLY.

PROJECT DATA

OWNER/DEVELOPER: MRS. RUBIELEN R. NORRIS
2051 WHIPPOORWILL RD.
BISHOP, GEORGIA 30621
706-540-3282

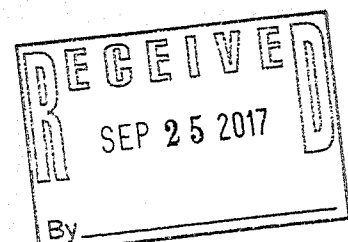
AUTHORIZED AGENT: ABE CONSULTING, INC.
CONTACT: ABE ABDOUHAMMAN, PE
2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
706-613-8900

PHYSICAL ADDRESSES: 2051 WHIPPOORWILL RD., BISHOP GA 30621
TOTAL ACREAGE: ± 4.61 ACS.
TAX PARCEL NUMBERS: B 05-031C
EXISTING ZONING: A-1
EXISTING LAND USE: SINGLE FAMILY HOME
PROPOSED ZONING: AR-2
PROPOSED USE: SINGLE FAMILY RESIDENTIAL, AR-2 USES
COMPOSITE BOUNDARY TAKEN FROM SURVEYS BY: BEN McLEROY, DATED 3-11-16, GLENN DOWNS, DATED 8-1-1988 & JAMES M. PAUL, DATED 12-20-71, 7-31-92 & 9-20-2000.
FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219 C01280, DATED 9-2-2009.
CONTOUR INTERVAL: 2' AS PROVIDED BY OC GIS DEPT.
WATER SUPPLY: OCONEE COUNTY PUBLIC UTILITIES
SEWAGE DISPOSAL: PRIVATE ON-SITE INDIVIDUAL SEPTIC SYSTEM.
SOLID WASTE: TRASH WILL BE PICKED UP BY A PRIVATE CONTRACTOR.
PROPOSED UTILITIES: POWER, TELEPHONE, CABLE TV
MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40'
REQUIRED BUILDING SETBACKS: (AR-2 STANDARDS)
FRONT: 30'
SIDE: 15'
REAR: 40'
BUILDING ENVELOPE: (VARIES DEPENDING ON LOT SIZE & SETBACKS)
BUFFER REQUIRED: NONE
SURFACE DRAINAGE PROPOSED: SURFACE/SHEET FLOW TO FOLLOW NATURAL TERRAIN
PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF AUGUST 2022
SIGNAGE: N/A
TOTAL LAND AREA: ±4.61 ACRES
TOTAL NUMBER OF PROPOSED ADDITIONAL LOTS = 1 (SINGLE FAMILY RESIDENTIAL)
LOT #1 = 2.11 ACS./45.77%
LOT #2 = 2.50 ACS./54.23%
AVERAGE LOT SIZE = 2.305 ACS.
REQUIRED PARKING: N/A - SINGLE FAMILY RESIDENTIAL
PROPOSED PARKING: TYPICAL 2-3 SPACES
TOTAL GROUND COVERAGE: TYPICAL FOR SINGLE FAMILY RESIDENTIAL/AR-2 ZONING (HOUSE, DRIVEWAY, DECK/PATIO & ACCESSORY STRUCTURES)
TOTAL PARKING AREA: N/A
FUTURE LAND USE CATEGORY: COUNTRY ESTATES



VICINITY MAP

SCALE: 1"=1200'



COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
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706-425-9631 (FAX)
abe@abeconsultinginc.com
www.ABEconsultinginc.com

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THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN
APPROVAL OF ABE CONSULTING, INC. VIOLATES THE SEAL SHOWN
HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT.
THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION
OF ANY CHANGES, REPRODUCTIONS, MODIFICATIONS, OR
ASSIGNMENTS ARE STRICTLY PROHIBITED.

RUBIELEN R.
NORRIS

2051 WHIPPOORWILL RD
BISHOP GA 30621
OCONEE COUNTY, GA

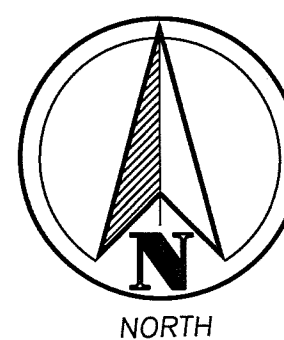
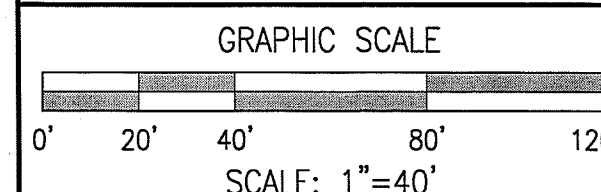
REZONE
CONCEPT PLAN



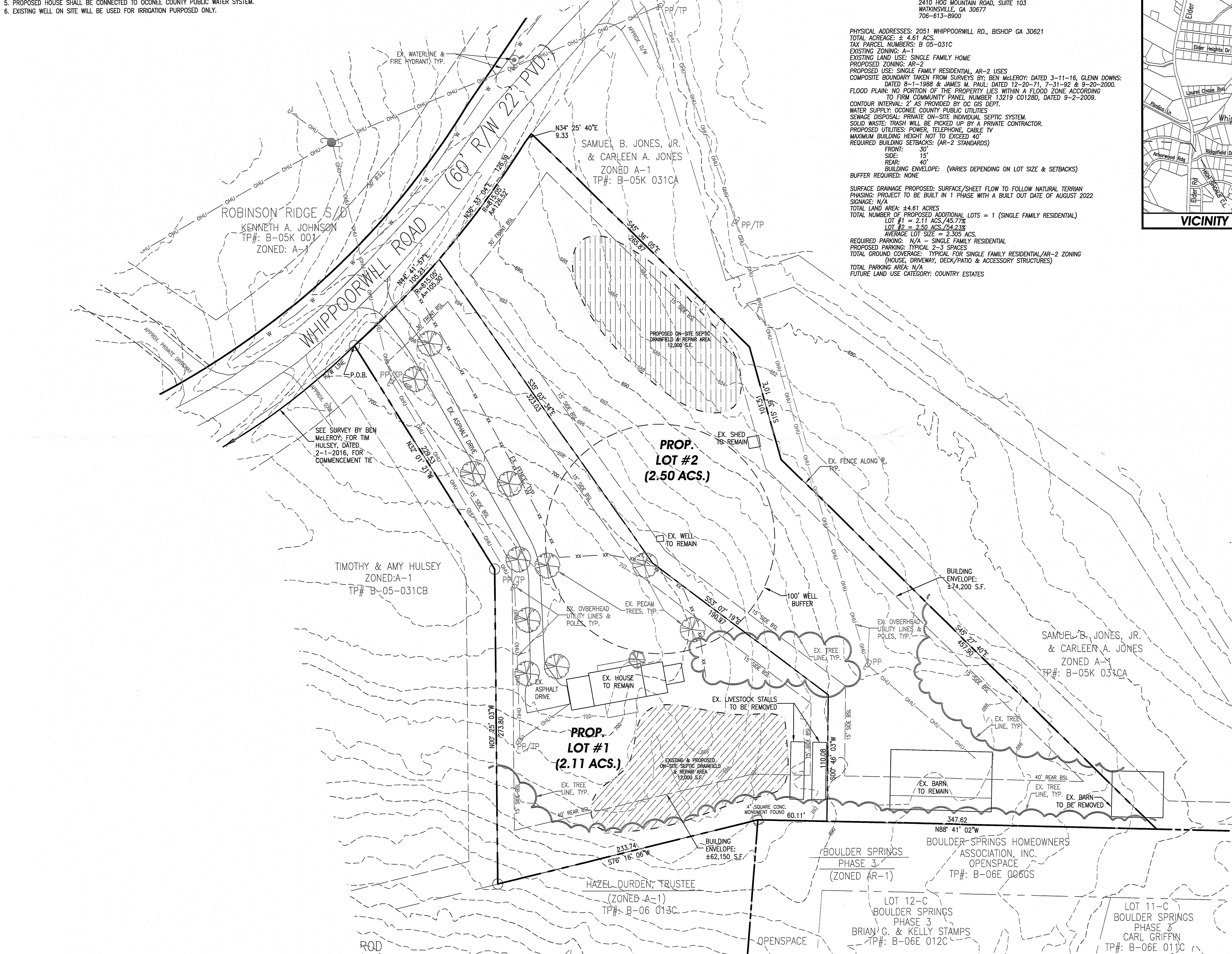
REVISIONS	DATE
...	...

DATE: 9-25-17

PROJECT #: 16-500-307



SHEET #
1
1





◇ *A Better Environment* ◇



REZONE NARRATIVE

**Rubielen R. Norris
A-1 to AR-2 Zoning Request**

**2051 Whippoorwill Road
Bishop, Oconee County, GA 30621
Tax Parcel# B 05 031C
Approximately 4.61-Acre Parcel**

SUBMITTED BY:

**ABE CONSULTING, INC.
ABE ABOUHAMDAN, P.E.
2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA. 30677
Phone: 706-613-8900
Fax: 706-425-9631**

September 25 2017

REZONE NARRATIVE

A-1 to AR-2 Rezone Request – Norris Estates
Rubielen R. Norris
Tax Parcel B 05 031 C, Approximately 4.61 Acres
2051 Whippoorwill Road, Oconee County, Bishop, Georgia 30621



September 25, 2017

PROPOSED USE

The property will be used for a single family residence as allowed under the Oconee County Zoning Ordinances for AR-2 zoning classification. The proposed house will be a minimum of 2,000 SF heated space.

The proposed building facades will consist of typical and traditional southern style construction that include brick, stone, masonry, stucco, cement fiberboard (hardy plank) siding, wood, wood siding, metal and / or copper accents, or combination thereof. Roof systems will be coated metal or asphalt shingles depending on the roof pitches.

The proposed buildings will be constructed in one phase.

- Total Rezone Acreage is approximately: 4.61 Acres
- Adjacent Land Use and Zoning:

	<u>Uses</u>
to the North- A-1 & R/W	Residential & R/W
to the East- A-1	Vacant
to the South- AR-1 and A-1	Residential Subdivision / Vacant
to the West- A-1	Vacant
- Existing Zoning: A-1
- Existing Use: Single Family Home
- Proposed Zoning: AR-2
- Proposed Use: 1 Additional Single Family Lot

TRAFFIC

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 7th Edition. Traffic projections are estimated based on Single Family Detached category as follows:

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AM Peak: 0.75 trips



PM Peak: 1.01 trips

A new driveway will be construction for the proposed single family lot per Oconee County Standards. Based on the above ADT, the proposed residential lot will have minimal impact to existing roadway infrastructure.

SCHOOLS

A minimum impact to schools is anticipated since the proposed request involves adding a single family residence on a large lot. In addition, the proposed house value will increase the tax digest to offset the school and other County operational costs.

WATER AND SEWER

Public water will be utilized for the project. A public water main is available within the right-of-way (R/W) of Whippoorwill Road. Sewerage will be handled by a private on-site septic system. Level III Soil testing has been performed on site and found it to be suitable for on-site septic system. The proposed septic system will be placed in suitable soil areas as required by the Environmental Health and Oconee County Regulations.

Water & sewer demands have been estimated to be as following:

- | | |
|----------|---|
| 1. Water | 200 GPD (gallons per day, GPD) |
| 2. Sewer | 0 GPD (provided by private on-site Septic System) |

STORMWATER RUNOFF / DRAINAGE

Drainage patterns will closely match existing contour patterns. Minimum increased stormwater runoff from site will be mitigated on site over grassed and landscape areas thru sheet flow patterns. Stormwater management and soil erosion measures will be utilized, as required, in accordance with Oconee County Ordinances and Regulations at the time of development.

BUILDING AND FAÇADE MATERIALS

A single family house with a minimum heated square footage to meet current AR-2 zoning requirements. The new house will be construction as a traditional southern style.

ESTIMATED VALUE OF PROJECT AT COMPLETION

The proposed project has an estimated value in today's dollars of \$325,000 to \$400,000 at completion.

OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE

There is no common or open space for this development. A new fee simple lot, minimum 2 acre, is proposed.

ARCHITECTURAL SKETCHES / PHOTOS, SIGN AND LANDSCAPING

The proposed residential lot will be occupied by southern traditional style home architectural. There are no signs proposed for this request or site.

No natural / planted buffer is provided since all surrounding properties and uses are compatible with the proposed request.

SCHEDULE

The following is a tentative schedule for the proposed development:

Proposed Development: 4-5 years

OUTDOOR LIGHTING

Only typical lighting for residential / AR-2 zoning uses will be utilized.



GENERAL NOTES

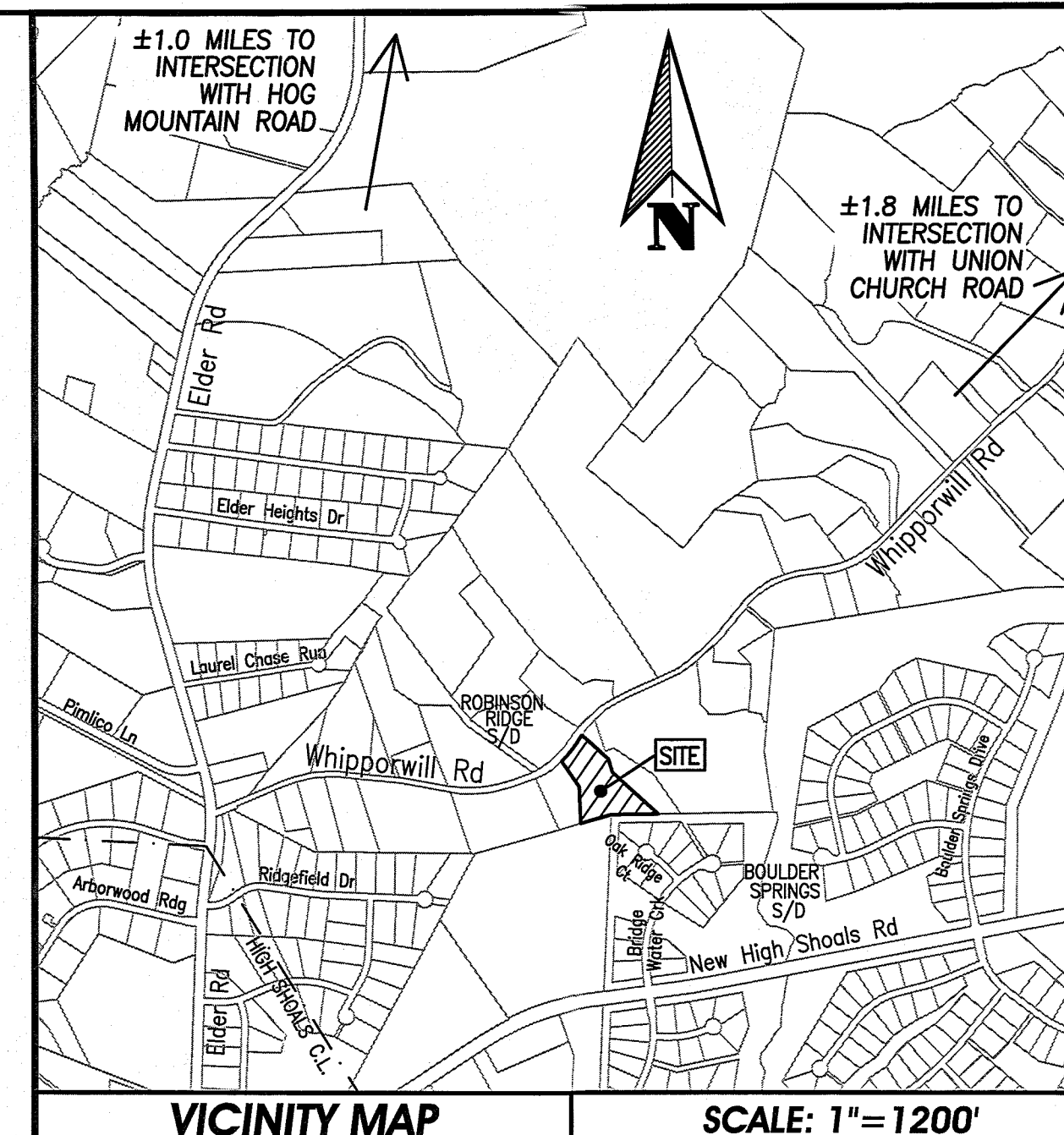
1. UTILITIES:
-ALL UTILITIES WILL BE LOCATED ABOVEGROUND
2. NO AREAS SHALL BE DEDICATED FOR PUBLIC USES OR R/W.
3. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
4. PROPOSED HOUSE SHALL MEET THE MINIMUM HEATED SQUARE FOOTAGE FOR AR-2 ZONING REQUIREMENTS.
5. PROPOSED HOUSE SHALL BE CONNECTED TO OCONEE COUNTY PUBLIC WATER SYSTEM.
6. EXISTING WELL ON SITE WILL BE USED FOR IRRIGATION PURPOSED ONLY.

PROJECT DATA

OWNER/DEVELOPER: MRS. RUBIELEN R. NORRIS
2051 WHIPPOORWILL RD.
BISHOP, GEORGIA 30621
706-540-3282

AUTHORIZED AGENT: ABE CONSULTING, INC.
CONTACT: ABE ABOUHAMMAN, PE
2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
706-613-8900

PHYSICAL ADDRESSES: 2051 WHIPPOORWILL RD., BISHOP GA 30621
TOTAL ACREAGE: ± 4.61 ACS.
TAX PARCEL NUMBERS: B 05-031C
EXISTING ZONING: A-1
EXISTING LAND USE: SINGLE FAMILY HOME
PROPOSED ZONING: AR-2
PROPOSED USE: SINGLE FAMILY RESIDENTIAL, AR-2 USES
COMPOSITE BOUNDARY TAKEN FROM SURVEYS BY: BEN McLEROY, DATED 3-11-16, GLENN DOWNS, DATED 8-1-1988 & JAMES M. PAUL, DATED 12-20-71, 7-31-92 & 9-20-2000.
FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219 C0128D, DATED 9-2-2009.
CONTOUR INTERVAL: 2' AS PROVIDED BY OC GIS DEPT.
WATER SUPPLY: OCONEE COUNTY PUBLIC UTILITIES
SEWAGE DISPOSAL: PRIVATE ON-SITE INDIVIDUAL SEPTIC SYSTEM.
SOLID WASTE: TRASH WILL BE PICKED UP BY A PRIVATE CONTRACTOR.
PROPOSED UTILITIES: POWER, TELEPHONE, CABLE TV
MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40'
REQUIRED BUILDING SETBACKS: (AR-2 STANDARDS)
FRONT: 30'
SIDE: 15'
REAR: 40'
BUILDING ENVELOPE: (VARIES DEPENDING ON LOT SIZE & SETBACKS)
BUFFER REQUIRED: NONE
SURFACE DRAINAGE PROPOSED: SURFACE/SHEET FLOW TO FOLLOW NATURAL TERRAIN
PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF AUGUST 2022
SIGNAGE: N/A
TOTAL LAND AREA: ±4.61 ACRES
TOTAL NUMBER OF PROPOSED ADDITIONAL LOTS = 1 (SINGLE FAMILY RESIDENTIAL)
LOT #1 = 2.11 ACS./45,778 S.F.
LOT #2 = 2.50 ACS./54,238 S.F.
AVERAGE LOT SIZE = 2,305 ACS.
REQUIRED PARKING: N/A - SINGLE FAMILY RESIDENTIAL
PROPOSED PARKING: TYPICAL 2-3 SPACES
TOTAL GROUND COVERAGE: TYPICAL FOR SINGLE FAMILY RESIDENTIAL/AR-2 ZONING (HOUSE, DRIVEWAY, DECK/PATIO & ACCESSORY STRUCTURES)
TOTAL PARKING AREA: N/A
FUTURE LAND USE CATEGORY: COUNTRY ESTATES



VICINITY MAP

SCALE: 1"=1200'



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RUBIELEN R. NORRIS

2051 WHIPPOORWILL RD
BISHOP GA 30621
OCONEE COUNTY, GA

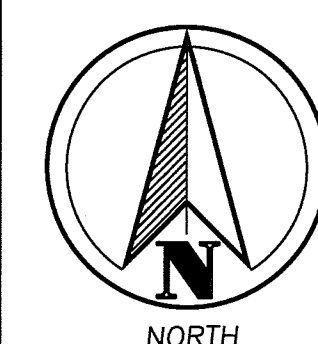
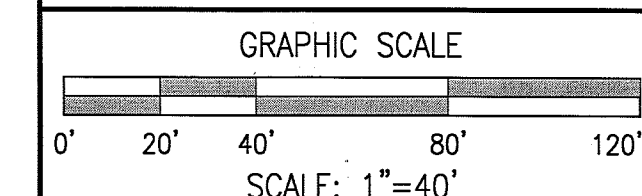
COMPOSITE PLAT



REVISIONS	DATE
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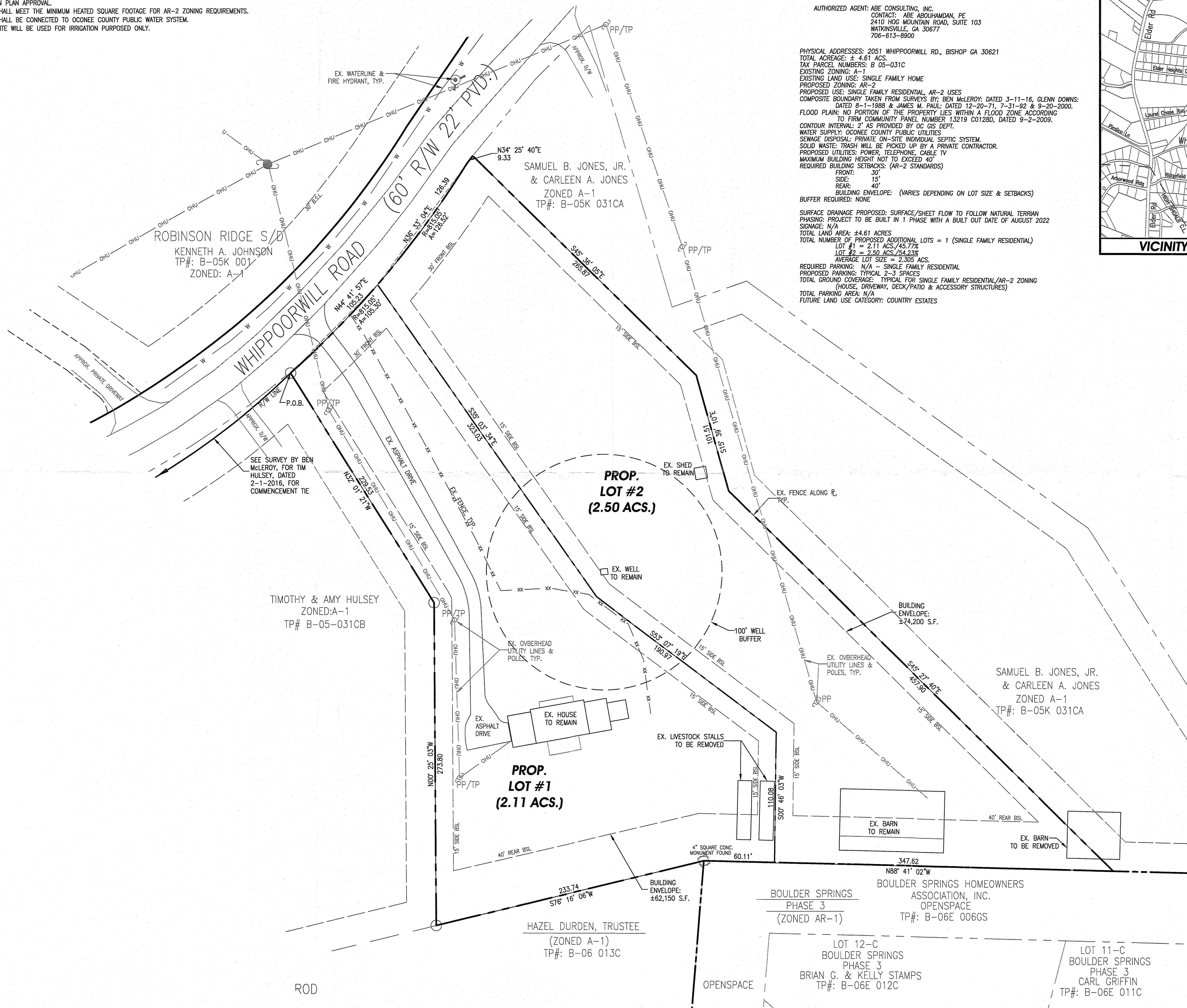
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PROJECT #: 16-500-307

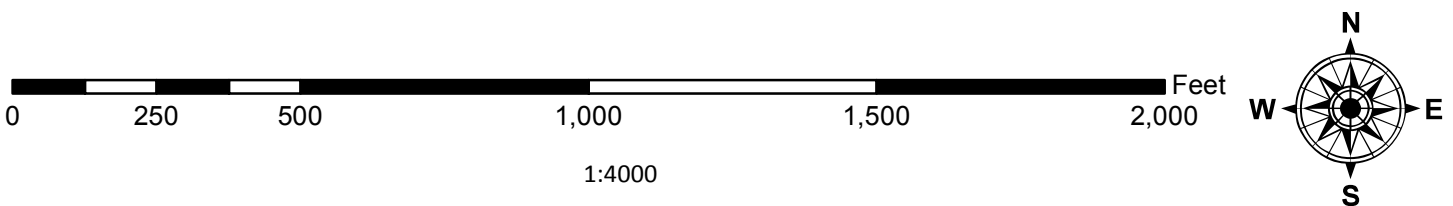
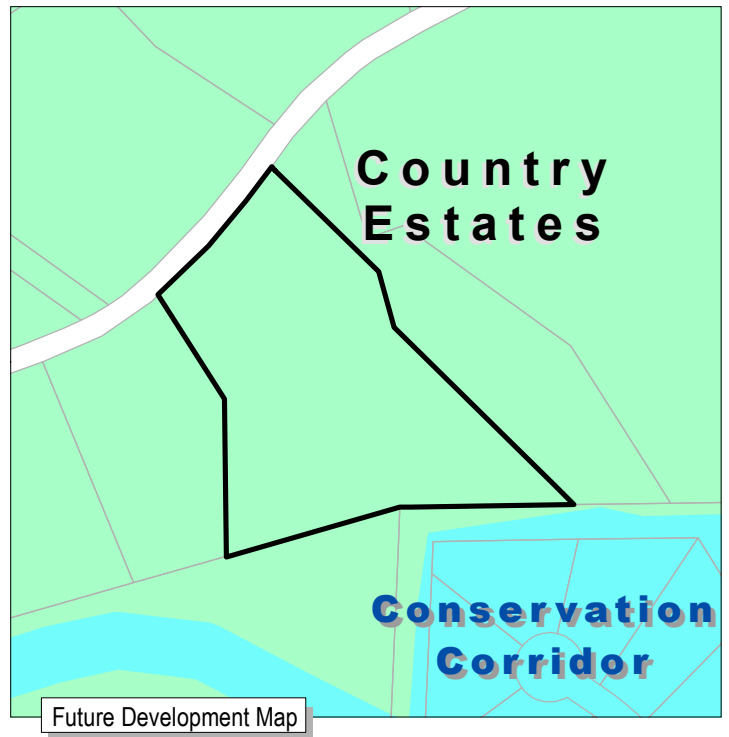
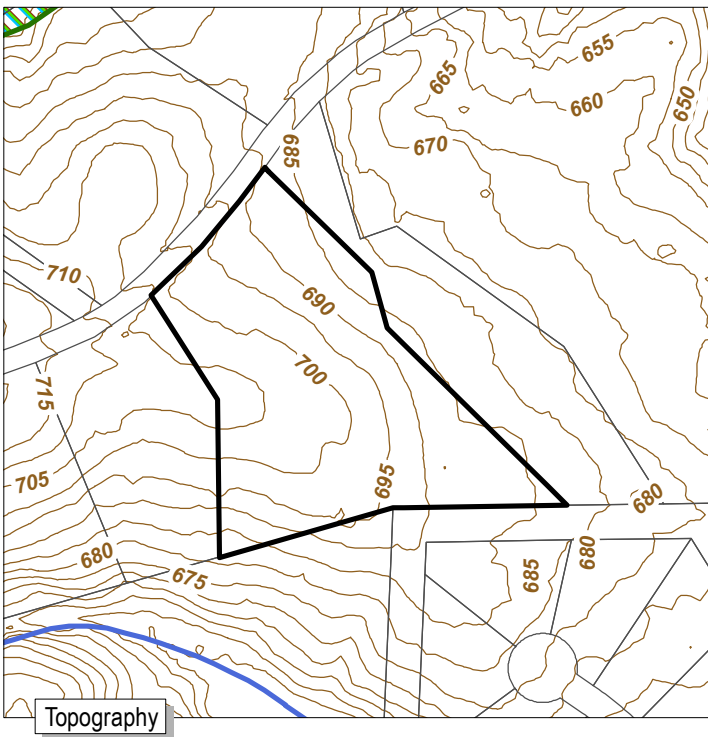
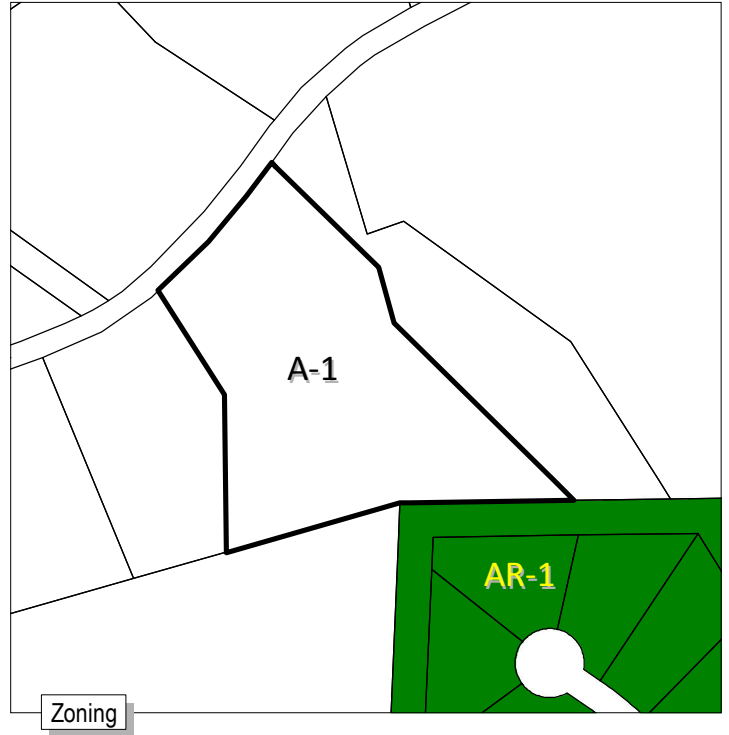
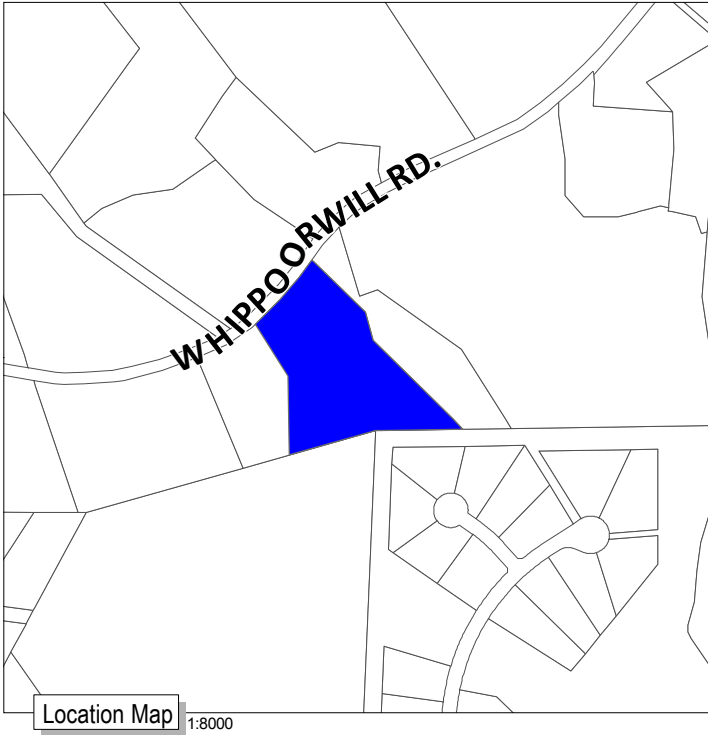


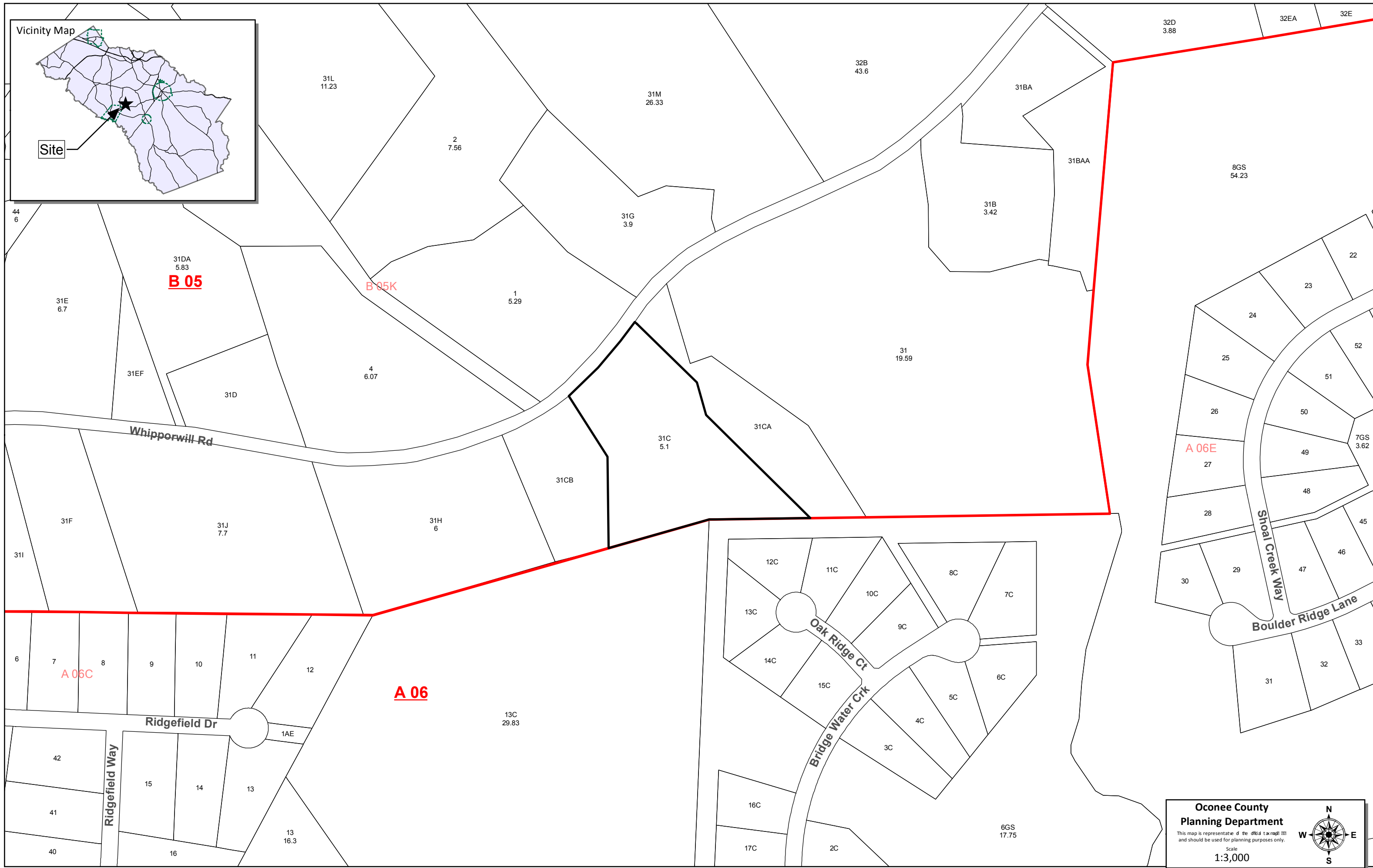
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Rubielen R. Norris Site Review





ZONING IMPACT ANALYSIS

Rubielen R. Norris A-1 to AR-2 Rezone Request

2051 Whippoorwill Road, Bishop, GA 30621
Approximately 4.61-Acre Parcel – Tax Parcel # B 05 031C

September 25, 2017



Section 1207.01 Standards for Rezoning Consideration

A. Existing uses and zoning of nearby properties:

The existing uses of nearby properties have been consistent with AR-1 & AR-2 and A-1 uses. The zoning and uses of nearby properties is similar and complimentary to the proposed rezone on the subject property. The subject property has an A-1 zoning classification with a single family home.

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

The existing property values are based on current zoning that is very limiting in terms of allowed uses. This is due the existing A-1 zoning on the property. The subject property cannot be subdivided under the current A-1 zoning classification. The rezone request is made to allow a minor subdivision of 1 lot with a minimum of 2 acre area. Furthermore, the subject is surrounded by mainly residential uses or vacant A-1 sites.

The property value will be much improved once rezoned, which allows for a new AR-2 lot. The subject currently fronts on existing County water line within the Whippoorwill Road R/W.

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

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

- *The site will be accessed from a paved County road which is in good condition.*
- *Impact to schools will be minimal since only 1 new home is proposed on a 2 acre minimum lot. Also, the tax base would be increased to mitigate the minimum increase of student population. Water impacts will be minimum since the proposed home would utilize very little water demands.*
- *Total number of trips estimated for the development based on Single Family Detached classification per ITE (Institute of Transportation Engineers) Trip Generation Manual, 7th Edition, is as follows:*
- *Total Estimated ADT(Average Daily Trips, one way): 9,57 TPD*

TPD = Trips per Day. i.e. each visit is counted as 2 trips. Therefore 9.57 TPD indicate approximately 4.8 visits per day to the site.

Total AM Peak Hour: 0.75 trips

Total PM Peak Hour: 1.01 trips

- *The site will be served with Oconee County Water service and a private on-site septic system. Total estimated water demand is listed below:*
 - *Water: 200 GPD*
 - *Sewer: 0 GPD (private on-site septic system)*
- *Waste disposal will be picked up by private haulers and disposed of at a properly permitted facility.*



(2) Environmental Impact:

Minimum increase of stormwater runoff is anticipated. This increase will be mitigated by utilizing natural areas and grassed and landscape areas. Sheet flow is anticipated for on-site runoff measures. Home site development will be done per Oconee County standards at time of development. Furthermore, the site does not contain any sensitive environmental areas such as streams, lakes or wetlands. Best Management Practices (BMP's) will be implemented during construction per Oconee County Ordinances and Regulations.

(3) Effect on adjoining property values:

There will be no negative impact to adjacent property values since the request will be consistent with existing uses and zoning in the area.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner:

This development will provide a positive gain to the County's Tax Base. It is a hardship to the individual property owner not to be able to divide the existing property for 1 additional lot and utilize this property as has been allowed on nearby and adjacent properties. The value of the new lot and home will be more than adequate to offset County and School operational costs.

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

The property had been un-zoned or zoned A-1. Over the past 15-20 years, numerous residential developments and homes have been developed in the vicinity. Currently, the site has only 1 residence. The other areas have similar or hire zoning classifications and uses than what is proposed on the subject property.

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

The requested use under AR-2 zoning classification are limited to the uses listed in current UDC for AR-2. The rezone request is made to allow for a minor subdivision of 1 lot that is 2-acre minimum in size, which is consisted with the AR-2 zoning classification.

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

The proposed request conforms closely to established land use patterns. This is evident by the presence of various residential subdivisions and homes in the vicinity area.

H. Conformity with or divergence from the Future Development map or the goals and objectives of the Oconee County Community Agenda:

The proposed request conforms closely to the Future Land Use Map – Character Area Designation and established land uses in the vicinity. The requested rezone is for AR-2 where the Future Land Use Map designates the property area to be "Country Estates". The rezone request is consistent with the goals and objectives of the Oconee County Community Agenda.

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



There are a few undeveloped parcel in the area that are available for sale or development. This request is made to allow for 1 additional lot, 2-acre minimum, to be utilized for a single family residence.

J. The suitability of the site for the proposed use relative to the requirements set forth in this Development Code such as off-street parking, setbacks, buffer zones, and open space:

The proposed rezone site is suitable for development and will conform to the Oconee County Development Code. All requirements such as setbacks, lot frontage, lot size, etc. will be met. No buffers will be required for this request since the proposed use and zoning is consistent with surrounding uses and zoning. All code requirements will be met or exceeded based on current County zoning and regulations.

