

**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 R-1 (Single-Family Residential) pursuant to an application for rezoning of property owned by Frazer Creek Investments, LLC, submitted on January 22, 2018.

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 Carter Engineering Consultants, Inc., on January 22, 2018 requesting rezoning of a ± 5.06-acre tract of land located on the east side of Malcolm Bridge Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel number B 03 036B), 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 R-1 (Single-Family Residential) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 March 19, 2018, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on April 3, 2018.

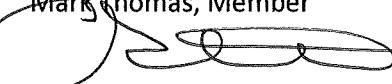
ADOPTED AND APPROVED, this 3rd day of April, 2018.

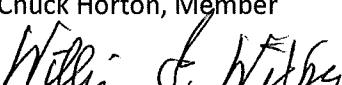
OCONEE COUNTY BOARD OF COMMISSIONERS

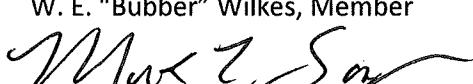
BY:


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 #7383

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CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at his 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 Water Resources Department and the Oconee County Public Works Department.
2. Development structure exteriors shall consist of a combination of wood or cement-board siding and brick or stone accents consistent with architectural elevations submitted 03/01/2018. Final design shall be subject to review and approval of the Planning Director.
3. The developer shall record a one-foot no-access easement along any lot lines fronting on Malcom Bridge Road.
4. The minimum lot size for lots containing any portion of a detention area shall be 45,000 square feet.
5. A 25-foot landscaped buffer shall be installed on proposed tracts # 1 and # 6 along the Malcom Bridge Road right-of-way. The buffer may be designed to accommodate drainage and entrance signs.
6. All houses constructed within the development shall be built using a crawl space or basement foundation.

TAX MAP

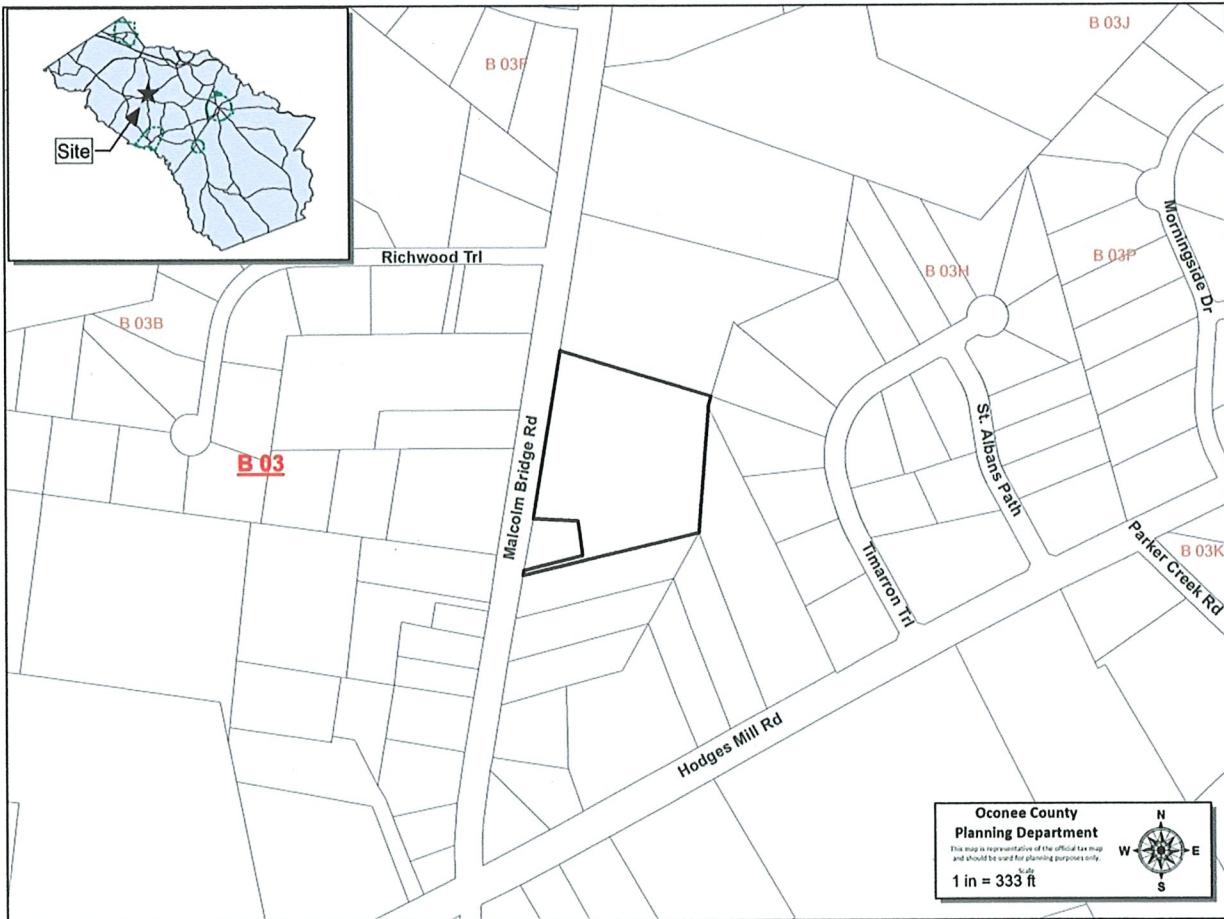


EXHIBIT "A" TO REZONE #7383
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REPRESENTATIVE PHOTOGRAPHS



LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commencing at the found tack at the apparent centerline intersection of Hodges Mill Road and Malcom Bridge Road;

Thence N 10°06'12" E, a distance of 906.64' to a $\frac{1}{2}$ " iron rebar; said rebar being the POINT OF BEGINNING;

Thence N 09°52'26" E, a distance of 21.64' to a $\frac{1}{2}$ " iron rebar;

Thence N 75°08'50" E, a distance of 174.47' to a $\frac{1}{2}$ " iron rebar;

Thence N 08°02'02" W, a distance of 100.00' to a $\frac{1}{2}$ " iron rebar;

Thence N 88°08'50" W, a distance of 130.00' to a $\frac{1}{2}$ " iron rebar;

Thence N 09°31'09" E, a distance of 487.46' to a $\frac{1}{2}$ " iron rebar;

Thence S 73°25'00" E, a distance of 455.32' to a $\frac{1}{2}$ " iron rebar;

Thence S 17°07'04" W, a distance of 31.16' to a $\frac{1}{2}$ " iron rebar;

Thence S 08°21'16" W, a distance of 366.30' to a $\frac{1}{2}$ " iron rebar;

Thence S 75°10'26" W, a distance of 499.68' to a $\frac{1}{2}$ " iron rebar; said rebar being the POINT OF BEGINNING.

EXHIBIT "A" TO REZONE #7383

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PLAT

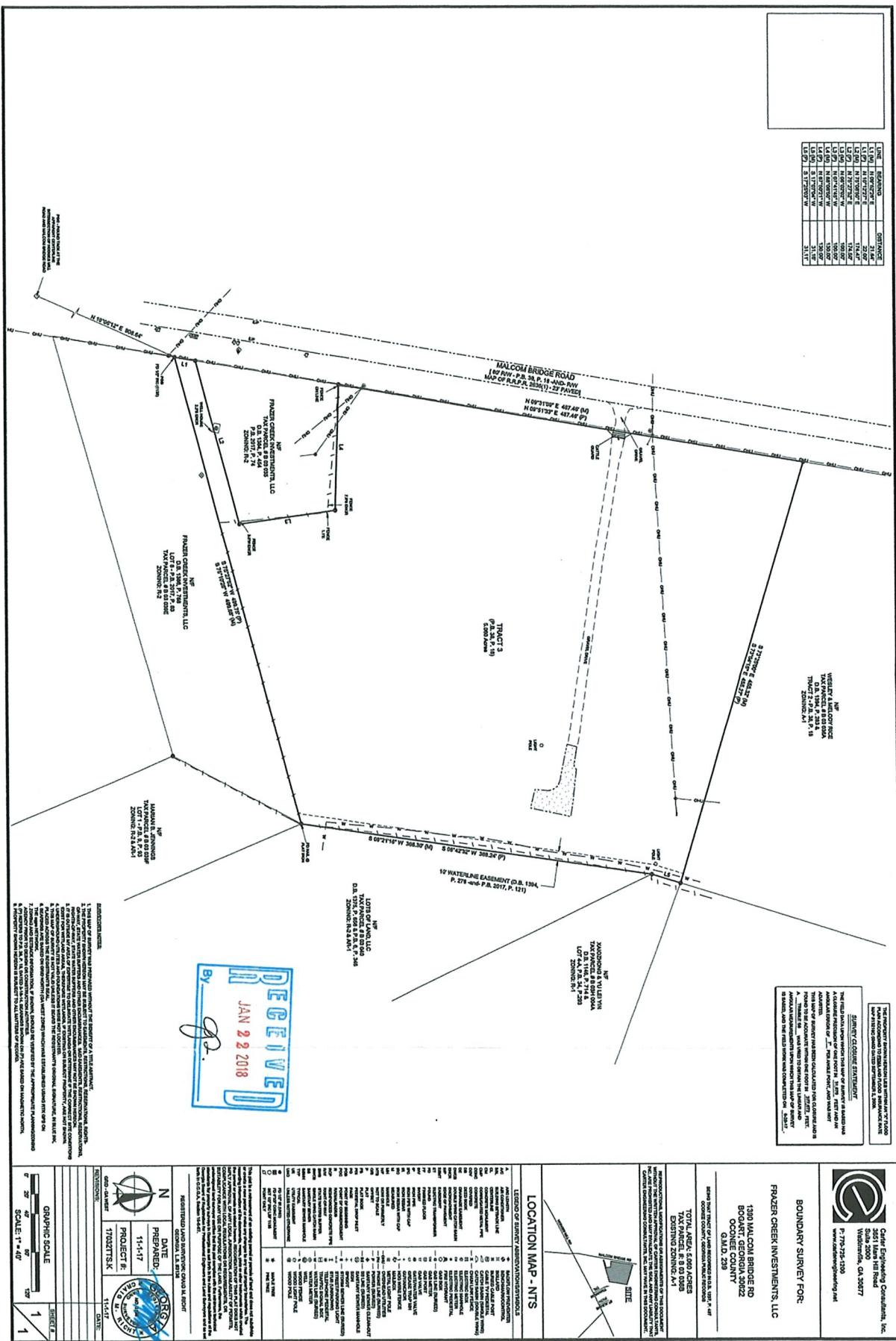
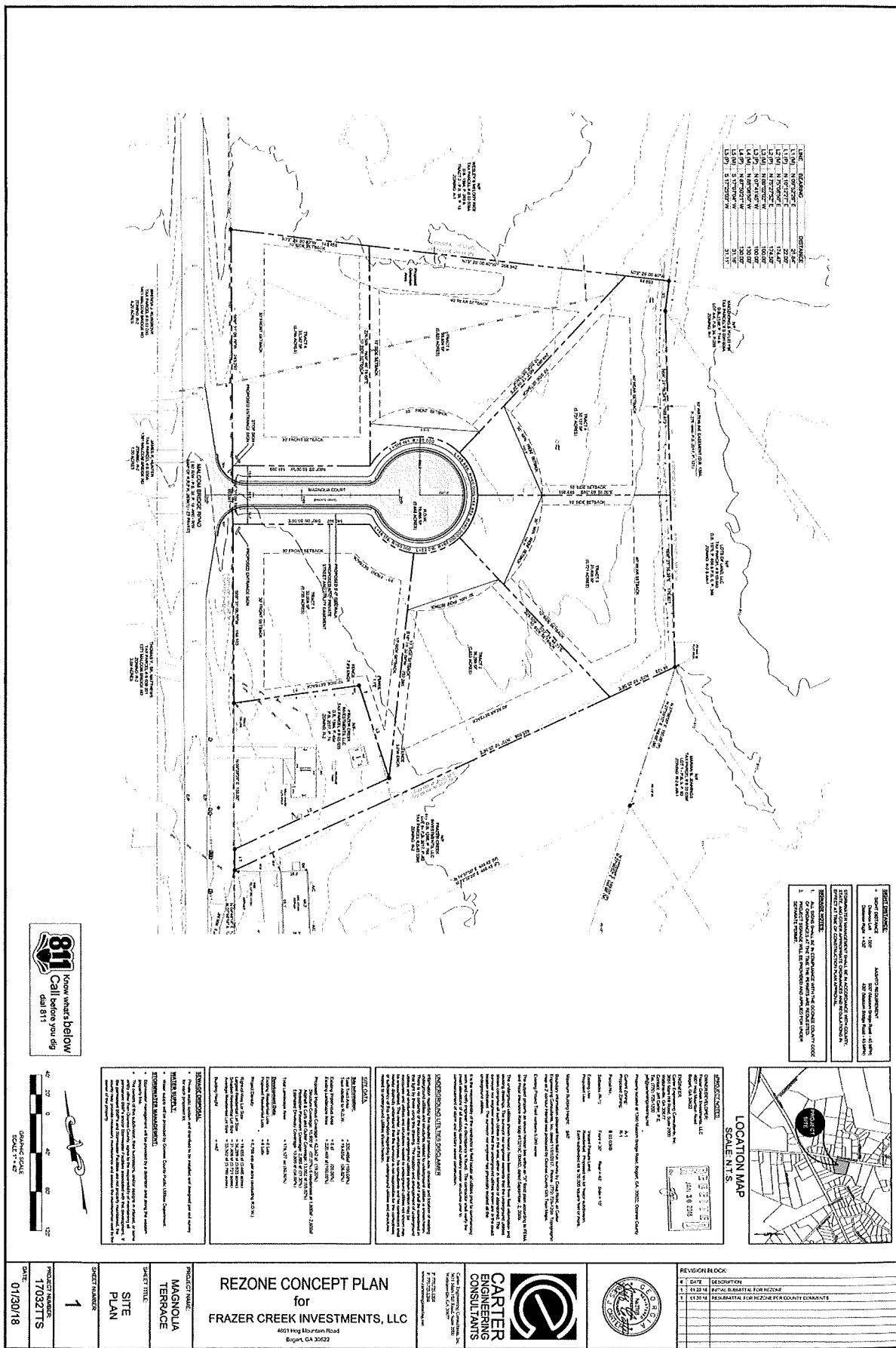


EXHIBIT "A" TO REZONE #7383

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DEVELOPMENT PLAN





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

REZONE CASE #: 7383

DATE: February 27, 2018

STAFF REPORT BY: Gabriel Quintas, Planner

APPLICANT NAME: Carter Engineering Consultants, Inc.

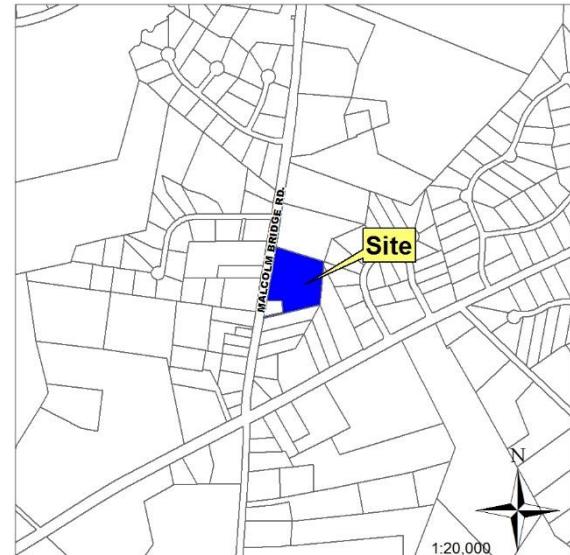
PROPERTY OWNER: Frazer Creek Investments, LLC

LOCATION: East side of Malcom Bridge Road

PARCEL SIZE: ± 5.06 Acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USE: Vacant



ACTION REQUESTED: Rezone A-1 to R-1

REQUEST SUMMARY: The property owners are petitioning for a rezone of this property to allow a six-lot residential subdivision.

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

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: March 19, 2018

BOARD OF COMMISSIONERS: April 3, 2018

ATTACHMENTS:

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

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property was part of a downzone from R-2 and AR-1 to A-1 approved by the BOC in 2014 (rezone # 6456) to allow a larger 15.97-acre tract to be administratively split into three minimum five-acre tracts.
- A mobile home (placed in 1988) and barn previously located on the subject tract were demolished in early 2017.

SITE VISIT DESCRIPTION

- The subject site is primarily pastureland with some vegetation located towards the rear. The remnants of a gravel drive are also present on the site.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Mostly vacant land with a barn	A-1 (Agricultural District)
SOUTH	Two-family residence (duplex)	R-2 (Two Family Residential District)
EAST	Rear yard of a single-family residence, single-family residential subdivision	R-2 (Two Family Residential District) & R-1 (Single Family Residential District)
WEST	Single-family residences, duplex, vacant land	R-2 (Two Family Residential District)

PROPOSED PROJECT DESCRIPTION

- Six-lot residential subdivision
 - The developer proposes a 31,000 square foot minimum lot size.
 - Six four-bedroom homes are proposed with a minimum size of 1,800 square feet.
 - A traditional architectural style is proposed with building exteriors consisting of cement-board siding with stone and brick accents.
 - Concrete sidewalks are proposed to provide pedestrian access and circulation throughout the neighborhood.
 - The single-family homes will range from \$250,000 - \$300,000, and the total completed project value is estimated at \$1,650,000.

TRAFFIC PROJECTIONS

- According to the applicant, the development is anticipated to generate 58 ADT.

PUBLIC FACILITIES

Water:

- A county water mainline is present within the right-of-way of Malcom Bridge Rd, and connection to the same is proposed for the development.
- The estimated water usage for the development is as follows:
 - 1,560 GPD estimated for the development
 - Water maximum day demand: 1.625 GPM
 - Water peak hour demand: 4.875 GPM

Sewer:

- Sewerage will be handled by private on-site septic systems proposed for each lot.

Roads:

- The site is currently accessed off Malcom Bridge Road.
- A private interior street with a turn-around is proposed to serve the six lots within the development.

ENVIRONMENTAL

- No 100-Year Flood Plain or Jurisdictional Wetland areas are located on the site.
- Stormwater management facilities are proposed to treat and mitigate water quality and runoff; pipes and swales will direct stormwater to a proposed detention area towards the northern end of the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

PUBLIC WORKS

- Provide a 1-foot no-access easement along the Malcom Bridge Road frontage of tract 1, tract 2, and tract 6.
- Where does the proposed storm pond discharge?

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 Eastville community mainly comprises single-family residences and two-family duplexes, and the existing uses immediately surrounding the subject area are primarily residential. The Timarron subdivision east of the subject tract contains single-family houses on lots zoned R-1 and of similar size to those proposed in the present request. Surrounding lots along Malcom Bridge Road are primarily zoned R-2 with the exception of two lots zoned A-1 north of the subject tract. Additionally, the intersection of Malcom Bridge Road and Hodges Mill Road contains limited commercial uses on lots zoned B-1 (General Business), and single-family residences on larger lots zoned AR-1 are present in the general vicinity. Staff believes that the present request presents a development compatible with the existing uses and zoning surrounding the subject tract.

B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category? The subject property values are diminished by the existing A-1 zoning in so far as the tract may not be subdivided any further as a condition of the previous downzone (rezone # 6456). Approval of the present request would allow for the further subdivision of the subject property.

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 development. The low anticipated ADT generated by the development should not negatively affect the public road serving the site; the site will be accessed from Malcom Bridge Road, the present stretch of which is classified a major collector by UDC Table 10.1. Furthermore, the Oconee County Water Resources Department has indicated that water capacity currently exists for the proposed development. Sewerage will be handled by private on-site septic systems. Due to the small scale of the development, no significant impacts to the school system are anticipated.
- 2. Environmental impact?** There are no environmentally sensitive areas on the subject property.
- 3. Effect on adjoining property values?** It is not anticipated that approval of the present request will have any negative effect on adjoining property values; the requested use is compatible with all uses and zoning districts adjacent to and immediately surrounding the subject property.

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? The public would benefit from a denial of the present request in so far as the current zoning would not allow for more than one single-family residence which would place less of a burden on public facilities than six single-family residences. The hardship imposed upon the property owner would be the inability to subdivide and develop the subject tract into a residential subdivision.

- 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 area has been zoned A-1 since 2014; a manufactured home and barn were present on the property until the demolition of the structures in early 2017. The character of the surrounding area has remained unchanged since the early 2000s with the exception of the development of the Timarron subdivision east of the subject tract. Current projects in the immediate vicinity include the present development of a 2.77-acre lot along Hodges Mill Road into three single-family residential lots and an application to rezone a 1.47-acre lot in the same vicinity to R-1 for two single-family residences.
- F. Is the proposed use consistent with the stated purpose of the zoning district that is being requested?** According to UDC Section 205.07, the Single Family Residential District (R-1) is intended “primarily for one-family residences and related uses at low suburban residential densities on land which is served by public water and/or sewer systems. The development of lots in this District is also permitted with septic tanks provided that the placement of each such septic tank shall be approved by the Oconee County Health Department.” Staff believes that the proposed development 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?** The proposed development is consistent with the medium-density residential character of the Eastville community.
- 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 the subject tract with a character area of Suburban Living. The Community Agenda of the 2030 Comprehensive Plan specifically cites “single-family residential subdivisions” as a primary land use in this character area. Residential developments within the Suburban Living character typically utilize existing public water facilities and are encouraged to reuse “areas where activity and attractiveness have declined.” Staff believes that the proposed development is in conformity with the goals set forth for single-family residential developments in the Suburban Living character area.
- I. What is the availability of adequate sites for the proposed use in districts that permit such use?** There are no vacant sites in the immediate area zoned R-1 that would permit the proposed residential development. However, there are a number of vacant sites zoned R-1 throughout Oconee County that would allow for the development of a larger single-family subdivision.
- 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.)?** Staff believes that the subject site is suitable for the proposed development relative to the requirements set forth in the Unified Development Code.

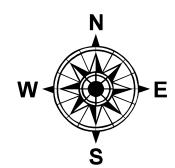
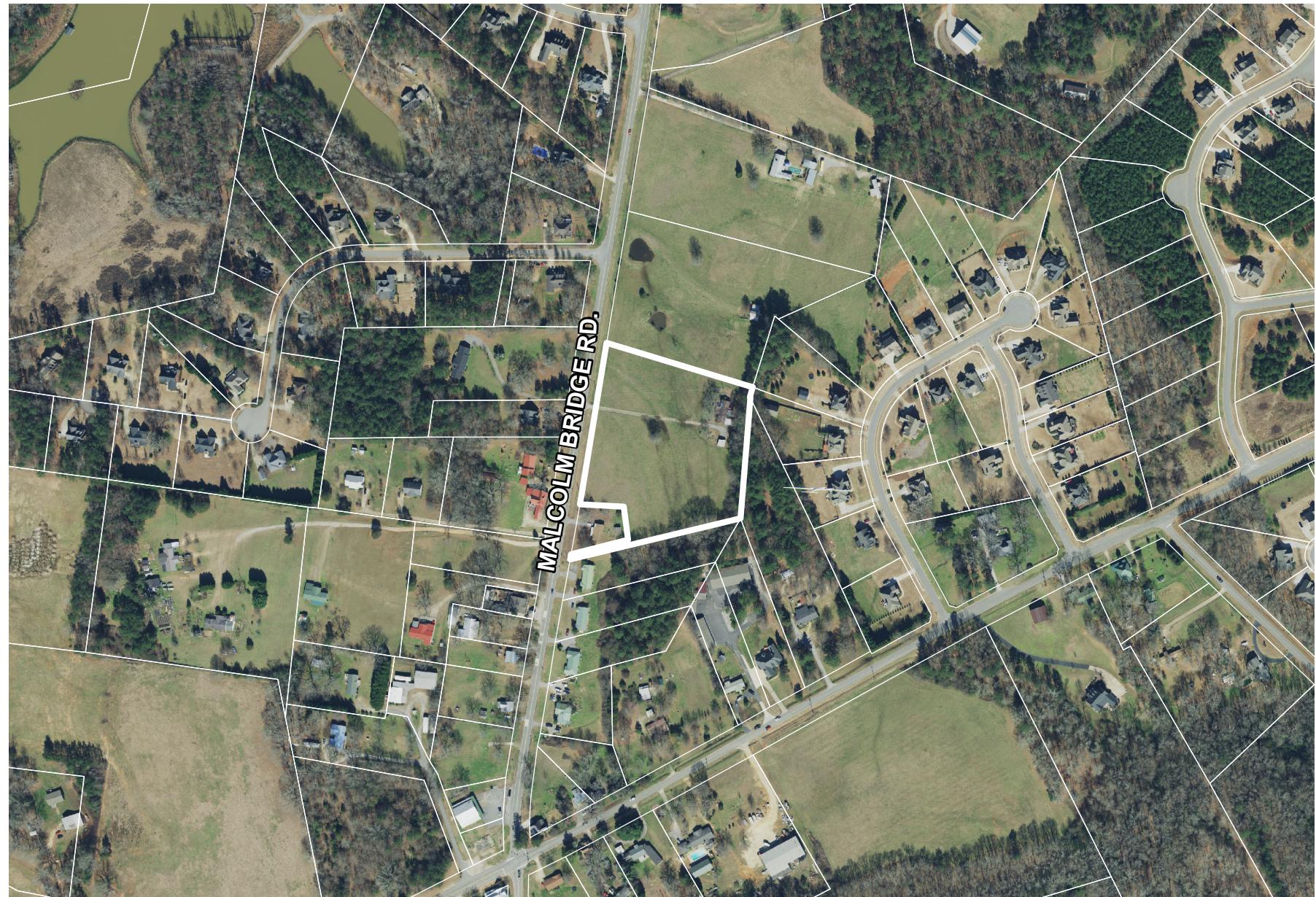
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

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 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 Water Resources Department and the Oconee County Public Works Department.
2. Development structure exteriors shall consist of a combination of wood or cement-board siding and brick or stone accents.

3. The developer shall record a one-foot no-access easement along any lot lines fronting on Malcom Bridge Road.
4. The minimum lot size for lots containing any portion of a detention area shall be 45,000 square feet.

Frazer Creek Investments, LLC -- Malcolm Bridge Rd.





OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: A-1 to R-1

Change in Conditions of Approval for Case #: _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: **Carter Engineering Consultants, Inc.**

Address: **3651 Mars Hill Road**
(No P.O. Boxes)

Suite 2000

Watkinsville, GA 30677

Telephone: **770-725-1200**

Property Owner

Name: **Frazer Creek Investments, LLC**

Address: **1280 Snows Mill Road**
(No P.O. Boxes)

Bogart, GA 30622

Telephone: **706-340-0940**

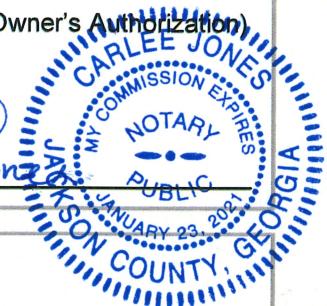
Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature:

Date: 1/29/18

Notarized:



Property

Location: **Malcom Bridge Road**

(Physical Description)

Use

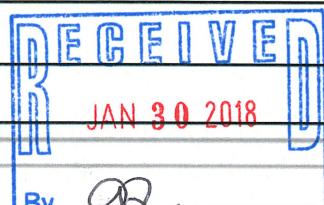
Current Use: **Vacant**

Tax Parcel Number: **B 03 036B**

Proposed Use: **Single family residential**

Size (Acres): **5.06** Current Zoning: **A-1**

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



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: **Submittal Checklist**

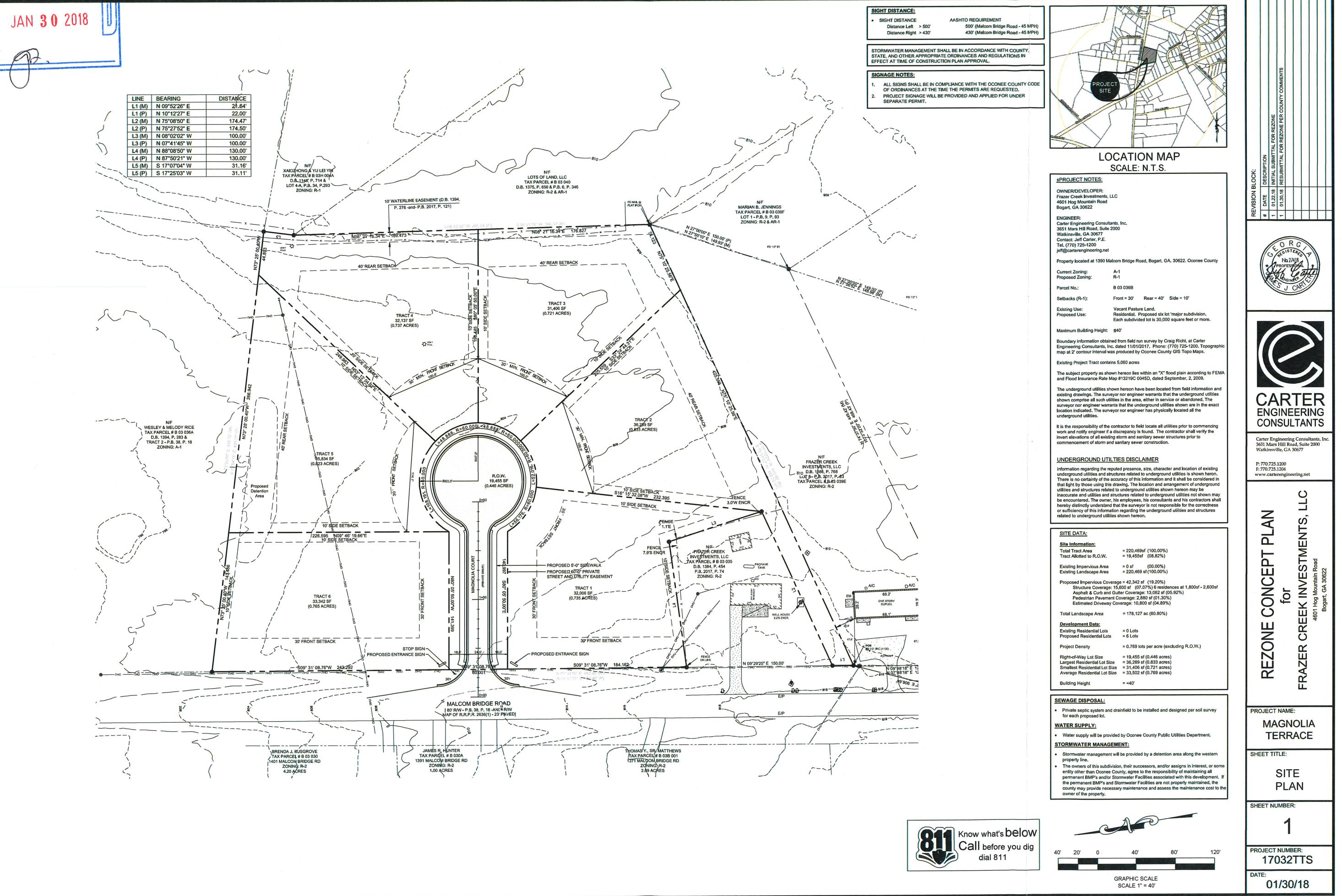
For Oconee County Staff Use Only

Application Date Received: 01/22/18 Date Accepted: 01/30/18
 DRI Transmitted to RDC Date: _____ N/A
 Date Submitted: _____ Findings Complete
 Posted: _____ Ad: _____ Ad: _____
 Application Withdrawn Date: _____

APPLICATION NUMBER 031918

Action Planning Commission Date: 03/19/18
 Approval With Conditions Denial
 Board of Commissioners Date: 04/03/18
 Approved With Conditions Denied

RECEIVED
JAN 30 2018
By [Signature]



LEGAL DESCRIPTION

Commencing at the found tack at the apparent centerline intersection of Hodges Mill Road and Malcom Bridge Road;

Thence N 10°06'12" E, a distance of 906.64' to a ½" iron rebar; said rebar being the POINT OF BEGINNING;

Thence N 09°52'26" E, a distance of 21.64' to a ½" iron rebar;

Thence N 75°08'50" E, a distance of 174.47' to a ½" iron rebar;

Thence N 08°02'02" W, a distance of 100.00' to a ½" iron rebar;

Thence N 88°08'50" W, a distance of 130.00' to a ½" iron rebar;

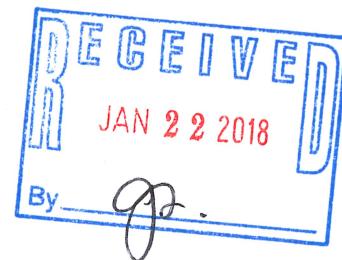
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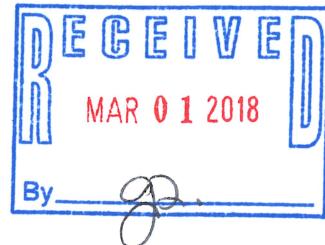


Frazer Creek Investments, LLC.

Oconee County, Georgia

Project Narrative

January 30, 2018



GENERAL DATA

Existing Zoning	A-1 (Agricultural District)
Proposed Zoning	R-1 (Single-Family Residential)
Adjacent Zoning:	North: A-1 (Agricultural) South: R-2 (Residential) East: R-1 (Residential) and R-2 (Two-Family Residential) West: R-2 (Residential)
Existing Use:	Agricultural Residential Use
Proposed Use:	Residential (Single-Family Subdivision)
Total Project Area	5.060 Acres
Impervious Area	15,377 Square Feet (0.353 Acres)

SITE NARRATIVE

The proposed 'Magnolia Terrace' subdivision is located at 1390 Malcom Bridge Road in Bogart, Georgia. The 5.060-acre property is currently zoned A-1 (agricultural) and consists of one gravel access drive that leads to the location of a former residential structure. Frazer Creek Investments, LLC is seeking to rezone the A-1 property to R-1 (residential) in hopes of enriching and enhancing the Eastville community (unincorporated).

The project will be developed as an upscale single-family residential subdivision comprising of six (6) $\frac{3}{4}$ -acre lots ranging from \$250,000 to \$300,000. The homes will be four-bedroom structures with a minimum 1,800 square feet footprint. The provided site plan illustrates six lots ranging in size from 0.72 acres to 0.83 acres.

SITE DESCRIPTION

The site is located along Malcom Bridge Road approximately one-quarter of a mile north of the Malcom Bridge/Hodges Mill Intersection. According to the Oconee County Future Development Map, the subject area and its adjacent parcels have been identified as future 'Suburban Living' Character Areas.

The existing site is primarily made up of open field with a gravel drive that traverses the site and leads to the former location of a residential building near the rear of the site. The rear of the property currently shares a dense vegetation buffer with the Timarron neighborhood that is made up of dense mature pines, hardwoods, and understory plants and trees.

There are no areas on or within the site that would cause environmental concern.

ZONING

The current zoning is A-1 (Agricultural District)
The proposed zoning is R-1 (Single-Family Residential)

Properties adjacent to the site are zoned as follows:

North: A-1 (Agricultural)
South: R-2 (Residential)
East: R-1 (Residential) and R-2 (Two-Family Residential)
West: R-2 (Residential)

PROPOSED USE

The proposed use of the property will be to develop a six-lot subdivision called 'Magnolia Terrace'. Magnolia Terrace, as illustrated on the accompanying plans, proposes six residential lots on the 5.060-acre lot. Each lot will have access to Magnolia Court, a private drive that will be installed to access Malcom Bridge Road. On either side of Magnolia Court, a five-foot concrete sidewalk shall be installed for inner pedestrian traffic.

ACCESS

The property will be accessed by one (1) private drive (Magnolia Court) off Malcom Bridge Road. The alignment of the proposed drive is relatively close to the existing residential gravel drive that will be removed.

TRAFFIC IMPACT

According to the Instituted of Transportation Engineers, Trip Generation, 9th Edition, the proposed subdivision will generate 58 trips per day. The access to the proposed development would be off Malcom Bridge Road. No adverse traffic impacts are expected due to the proposed development.

WATER SUPPLY

Water supply for this project will be provided by Oconee County. Water will be supplied by tapping an existing water main on Malcom Bridge Road within the Right-of-Way.

Estimated Water Demand (assumption): 100 gallons per person per day (assume 2.6 persons/unit) (proposed 6 units)
Proposed Water Demand: 1,560 gallons per day ($100 \times 2.6 \times 6$)

Peak Water Demand: $1,560 \text{ gpd} / 16 \text{ hr./day} = 97.5 \text{ gallons per hour} = 1.625 \text{ gallons per minute}$
 $1.625 \text{ gpm} \times 3 \text{ (peaking factor)} = 4.875 \text{ gallons per minute peak}$

SEWAGE DISPOSAL

Sewage disposal will be handled by installing conventional septic tanks and septic drain fields within each residential lot. The tank and drain fields will be installed according to Oconee County and State Health codes and regulations. An approved soil scientist has prepared a soil survey to ensure proper site and lot configurations in accordance with state and local codes and regulations.

GARBAGE COLLECTION

A private contract service will handle garbage collection. The use of roll carts will be allowed.

UTILITIES

The proposed development will require electricity and water supply to be provided. There is existing electricity on-site that will be tapped. All utilities will be underground

STORMWATER CONTROLS

The proposed development will include a stormwater management system that will meet the local, state, and federal regulations and requirements in effect at time of construction plan approval. Throughout the site, stormwater will be collected and traversed through pipes and swales and directed to the proposed stormwater detention area as shown on the plans. The site topography directs runoff into one storm basin; prior to the basin, stormwater management facilities are proposed to treat and mitigate water quality and runoff.

IMPACT TO SCHOOL SYSTEM

Magnolia Terrace will impact the school system in a positive way due to the added generation of net tax due to the addition of a more upscale price range of proposed homes. This development will aid in providing more upscale living in and around the Eastville area, increasing the net tax base.

SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by March of 2018. Once a revised Preliminary Site Plan and Site Development Plans for the site are submitted and approved, construction efforts will begin. Approval of these plans are expected to occur near the middle of 2018. Infrastructure and building construction for this project will require a minimum 3 months to complete.

BUFFERS

There are no environmental areas or corridors located on this site, therefor there are no environment buffers required and/or needed. There are no required landscape buffers between incompatible land uses.

PROJECT IDENTITY

Project signage (if any) will be provided and applied for under a separate permit. All signs will be installed according to the Oconee County UDC Code.

COMMON AREAS

There are no common areas proposed for this site.

AMENITIES/RECREATIONAL AREAS

There are no recreational areas proposed for this site.

PUBLIC & SEMI-PUBLIC AREAS

Access and drainage easements will be dedicated to Oconee County. Additional easements for water, sewer, power, gas, telephone, cable TV and internet access will be dedicated as required for specific utility construction.

SIDEWALKS

A 5'-0" concrete sidewalk will be constructed to provide pedestrian access and circulation throughout the neighborhood. The sidewalks will be installed following home construction and the completion of all required infrastructure and road construction.

OWNERSHIP

The project will be privately owned.

RANGE/AVERAGE SQUARE FOOTAGE FOR RESIDENCES

The proposed subdivision will provide six (6) single-family lots at a minimum of 31,000 sf (0.71 acres). Each lot will have a four-bedroom residence at a minimum 1,800 square feet each.

ESTIMATED VALUE OF PROJECT

6 Single Family Detached Homes
(\$250,000-\$300,000)

Average Price	=	\$275,000
Total Completed Project Value	=	\$1,650,000

LINE	BEARING	DISTANCE
L1 (M)	N 09°52'28" E	21.64'
L1 (P)	N 10°12'27" E	22.00'
L2 (M)	N 75°08'50" E	174.47'
L2 (P)	N 75°27'52" E	174.50'
L3 (M)	N 08°02'02" W	100.00'
L3 (P)	N 07°41'45" W	100.00'
L4 (M)	N 88°08'50" W	130.00'
L4 (P)	N 87°50'21" W	130.00'
L5 (M)	S 17°07'04" W	31.16'
L5 (P)	S 17°25'03" W	31.11'

N/F
WESLEY & MELODY RICE
TAX PARCEL # B 03 036A
D.B. 1394, P. 283 &
TRACT 2 - P.B. 38, P. 18
ZONING: A-1

THE PROPERTY SHOWN HEREON LIES WITHIN AN "X" FLOOD PLAIN ACCORDING TO FEMA AND FLOOD INSURANCE RATE MAP #10210C 00462 DATED SEPTEMBER 2, 2009.

SURVEY CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,670 FEET AND AN ANGULAR ERROR OF 7 PER ANGLE POINT, AND WAS NOT ADJUSTED.
THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 37,672 FEET.
A TRIMBLE 58 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 9-26-17.



Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 200
Watkinsville, GA 30677
P: 706-725-1200
www.carterengineering.net

BOUNDARY SURVEY FOR:

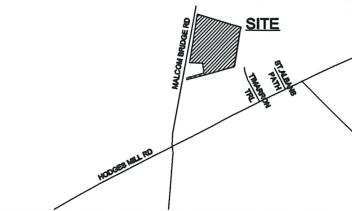
FRAZER CREEK INVESTMENTS, LLC

1390 MALCOM BRIDGE RD
BOGART, GEORGIA 30622
OCONEE COUNTY
G.M.D. 239

BEING THAT TRACT OF LAND RECORDED IN D.B. 1237, P. 497
OCONEE COUNTY, GEORGIA PUBLIC RECORDS

TOTAL AREA: 5.060 ACRES
TAX PARCEL #: B 03 036B
EXISTING ZONING: A-1

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LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

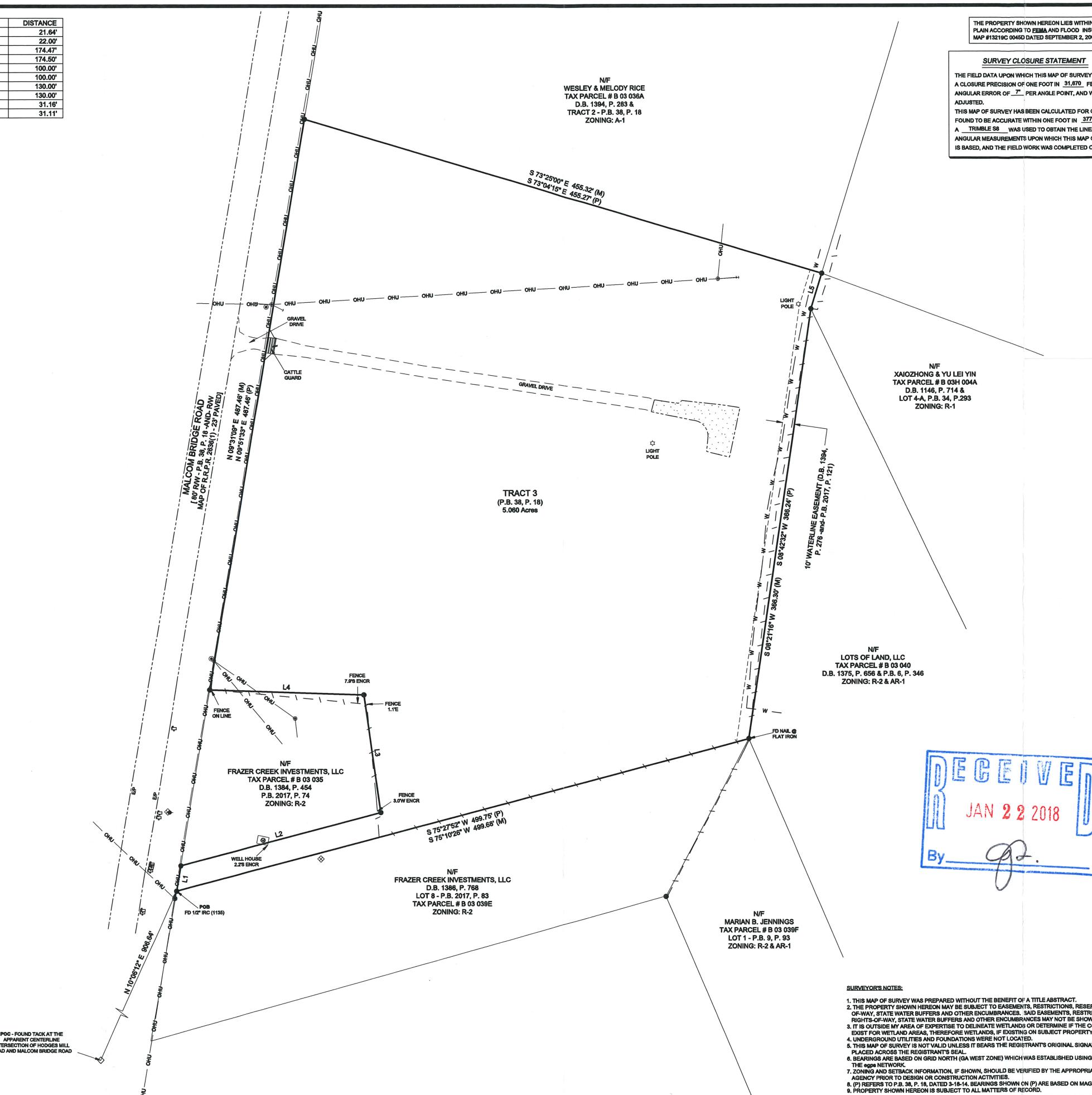
A	ARC LENGTH	♦	BACKFLOW PREVENTER
AC	AIR CONDITIONER	+	BENCHMARK/CONTROL
BSL	BUILDING SETBACK LINE	●	BOLLARD
CL	CENTERLINE	—	BURIED CABLE POST
CM	COPPER MONUMENT	△	CATCH BASIN (SINGLE WING)
CMP	CORRUGATED METAL PIPE	○	CATCH BASIN (DOUBLE WING)
CON	CONCRETE	□	CHAIN LINK FENCE
COV	COVERED	—	ELECTRIC BOX
DB	DEBRIS BOX	—	ELECTRIC METER
DE	DRAINAGE EASEMENT	—	EMERGENCY SHUT-OFF
DWCR	DOUBLE WING CATCH BASIN	—	EVACUATION ROUTE
ENCR	ENCROACHMENT	*	ELECTRIC PEDESTAL
EP	EDGE OF PAVEMENT	—	FEAR HYDRANT
ESMT	ESTATE	—	GAS LINE (BURIED)
ET	EVACUATION	—	GAS METER
FD	FOUND	—	GAS POST
FF	FINISHED FLOOR	—	GAS VALVE
INV	INVENTORY	—	GATE/WATER VALVE
IP	IRON PIPE	—	GREASE TRAP MH
IPG	IRON PIPE WITH CAP	—	GUY/ANCHOR
IR	IRON REBAR	—	HOG WIRE FENCE
IRC	IRON REBAR WITH CAP	—	IRON PIPE
IRP	IRON REINFORCED CONCRETE PIPE	—	METAL LIGHT POLE
MH	MANHOLE	—	OVERHEAD UTILITIES
NF	NOW OR FORMERLY	—	PHONE LINE (BURIED)
NTS	NOT TO SCALE	—	POWER (BURIED)
OB	OFFSET	—	POWER (SURFACE)
P	POWER	—	SEWER CLEAN-OUT
PB	PLAT BOOK	—	SS LINE (BURIED)
PDI	PEDESTRIAN DROP INLET	—	SANITARY SEWER MANHOLE
PGE	PAGE	—	SIGN
POB	POINT OF BEGINNING	—	SIGHT
POC	POINT OF CONCERN	—	STORM SEWER LINE (BURIED)
R	RADIAL/RADIUS	—	STREET/PARKING LIGHT
RCP	REINFORCED CONCRETE PIPE	—	STUB (UNKNOWN)
RW	RIGHT-OF-WAY	—	TELEPHONE PEDESTAL
SBWB	STATE WATER BUFFER	—	WATER LINE (BURIED)
SWCB	SANITARY WING CATCH BASIN	—	WATER METER
SS	SANITARY SEWER	—	WELL
SSMH	SANITARY SEWER MANHOLE	—	WOOD FENCE
TYP	TYPICAL	—	WOOD LIGHT POLE
UE	UNLESS OTHERWISE	—	WOOD POLE
UNO	UNLESS OTHERWISE	*	MAPLE TREE
POC	FOUND TACK AT THE APPARENT CENTERLINE INTERSECTION OF HOGGS MILL ROAD AND MALCOM BRIDGE ROAD	*	PINE TREE

This plat is a retrace of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The survey information of this document is based on the information provided by the property owner(s) and does not imply any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the surveyor certifies that the surveyor has followed the technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.

REGISTERED LAND SURVEYOR: CRAIG M. RICHT
GEORGIA L.S. #1313

 GRID - GA WEST	DATE PREPARED:	11-1-17
	PROJECT #:	
17032TTS.K	11-1-17	

REVISIONS:		DATE:
GRAPHIC SCALE		
 SCALE: 1" = 40'		
1		1



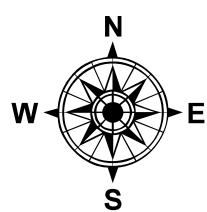
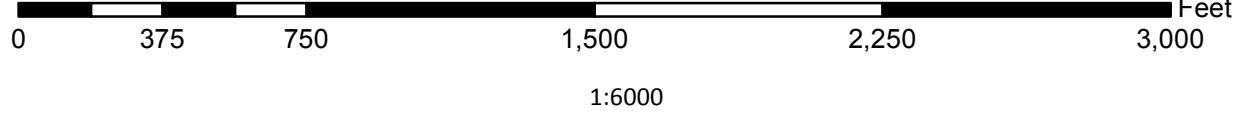
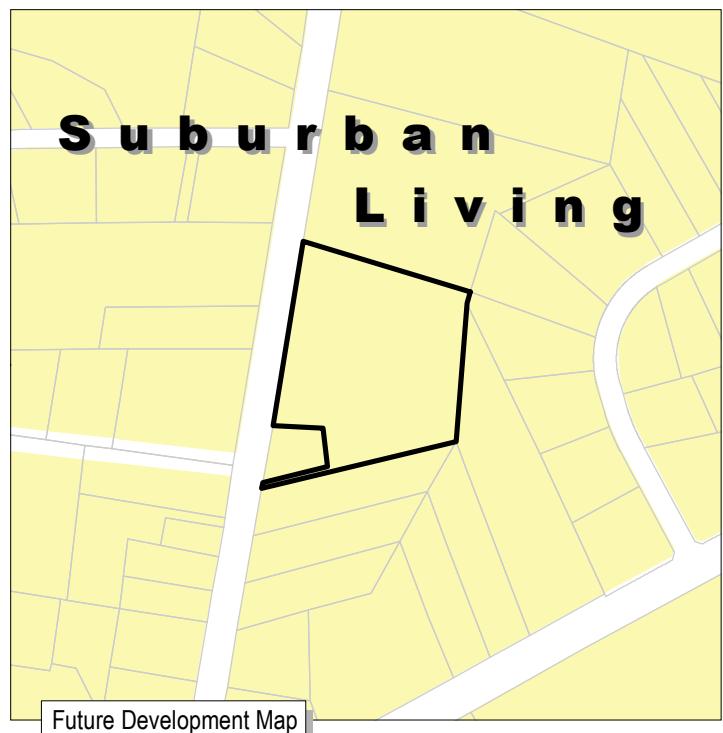
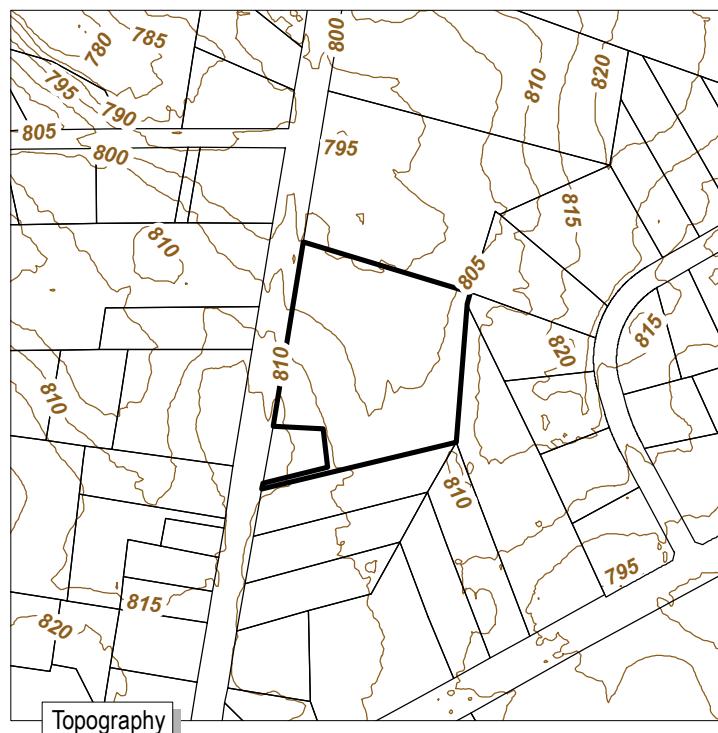
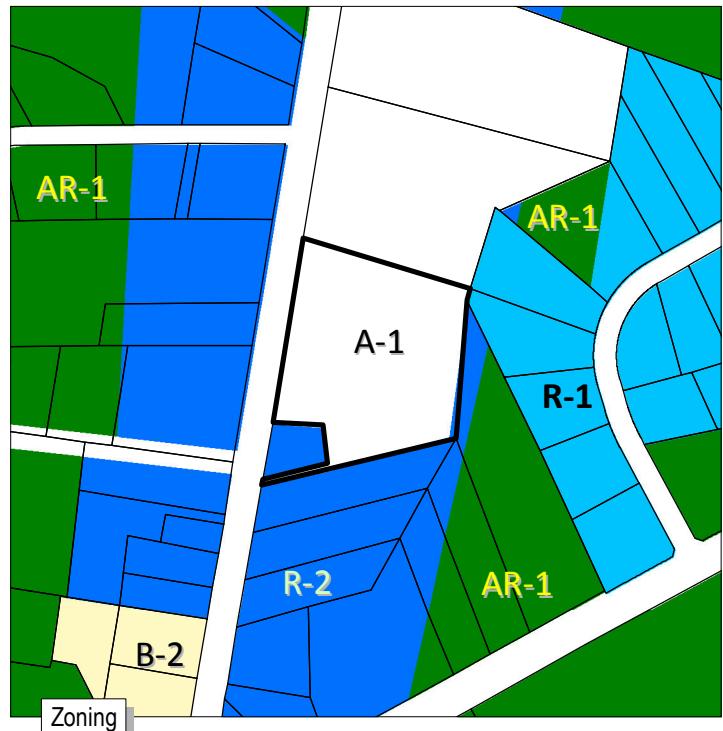
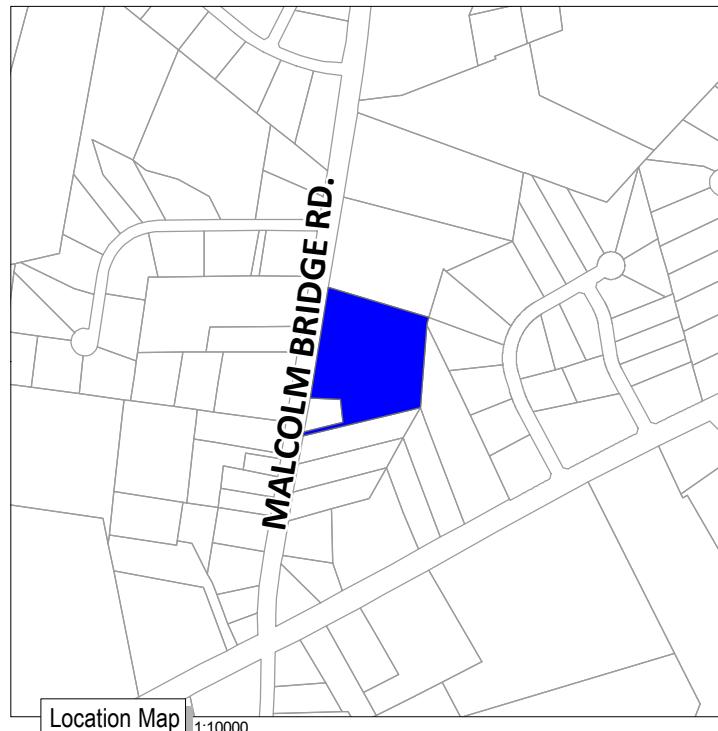
CONSTRUCTION/FAÇADE MATERIALS & REPRESENTATIVE ARCHITECTURE IMAGES

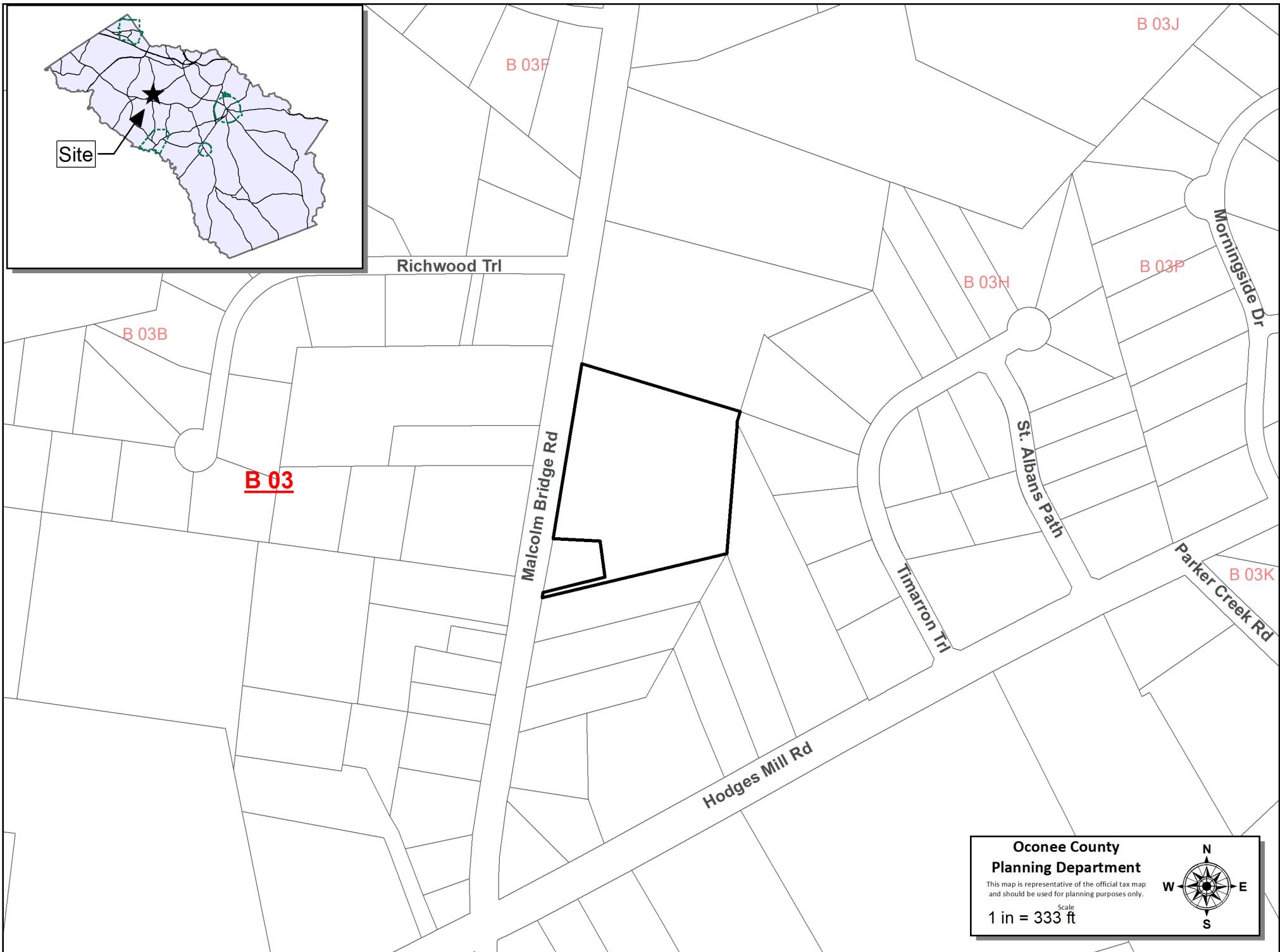
The building exteriors will predominately be hardy-board with stone and brick accents (see representative architecture images). The roof will be constructed of traditional and/or architectural shingles. The buildings will be designed to have a 'traditional' appearance and will incorporate features of exceptional architectural design.





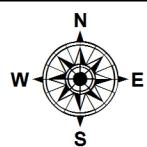
Frazer Creek Investments, LLC -- Malcolm Bridge Rezone Site Review





**Oconee County
Planning Department**

This map is representative of the official tax map
and should be used for planning purposes only.



Frazer Creek Investments, LLC.
Oconee County, Georgia

Zoning Impact Analysis
January 30, 2018

A. EXISTING USES AND ZONING OF NEARBY PROPERTY:

The existing use and zoning of nearby properties include the following:

- North Zoned A-1 (Agricultural)
- East Zoned R-1 (Residential) and R-2 (Two-Family Residential)
- South Zoned R-2 (Residential)
- West Zoned R-2 (Residential)

B. CONSIDER THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS OF THE CURRENT ZONING.

With the current zoning of A-1 (Agricultural), the property cannot be subdivided into the desired single-family residential lots. The rezoning and development of the subject property will increase the value of the property.

C. CONSIDER 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; (2) ENVIRONMENT IMPACT; AND (3) EFFECT ON ADJOINING PROPERTY VALUES.

The extent can be summarized as follows:

1. There will be no negative effect on community facilities as a result of this zoning condition change.
2. There will be no environmental impact due to the zoning change nor the development of the subject property. There are no wetlands, floodplains, jurisdictional waters, or any other protected buffers and/or environmental restrictions or regulations on the subject site.
3. The adjoining properties will so no negative effect on their property values.

D. CONSIDER THE RELATIVE GAIN TO THE PUBLIC, AS COMPARED TO THE HARSHSHIP IMPOSED UPON THE INDIVIDUAL PROPOERTY OWNER.

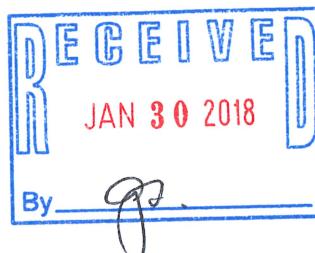
There will be no gain to the public for the subject property to remain zoned A-1 (Agricultural). The property remains vacant and withholding of agricultural promise and appeal to the agricultural market. There is no benefit for the property to remain under its' current zoning. The gain to the public, regarding the approval of the rezone, is that of aesthetic development and community growth and appeal which will also add to the tax base revenue.

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

The property is zoned A-1 and has previously been used as a single-family residential lot. A majority of the area around the subject property is zoned for residential use, ranging from R-1, R-2, and AR-1. Most of the properties in the area that are zoned A-1, still serve a residential use. Furthermore, the two properties north of the subject property that are zoned A-1 (Agricultural), are surrounded by residential zoned properties. If the subject property were rezoned R-1, the Eastville Community area would be one step closer to becoming a more unified and cohesive residential community.

F. CONSIDER THE CONSISTENCY OF THE PROPOSED USE WITH THE STATE PURPOSE OF THE ZONING DISTRICT THAT IS BEING REQUESTED.

It is the opinion of the applicant that the proposed use and rezoning is in conformance with and consistent with the intent of the R-1 zoning district as it is defined in the Unified Development Code of Oconee County. The R-1 Zoning District is 'established 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'. The subject property in question fulfills this purpose.



G. CONSIDER THE CONFORMITY WITH OR DIVERGENCE FROM ESTABLISHED LAND USE PATTERNS.

It is the opinion of the applicant that the subject property use is in conformance with other properties in the area. As noted above, the surrounding area is predominately residentially zoned R-1 and R-2 properties. The A-1 properties to the north are themselves surrounded by R-1, R-2, and AR-1 properties. The subject property also stands adjacent to the Timarron Subdivision which is zoned R-1. Having the subject property rezoned to R-1 will provide a more cohesive character to the Eastville community.

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

It is the opinion of the applicant that the subject use is entirely within conformity of the future development map and the goals and objectives of the Oconee County Community Agenda. The subject property falls within the 'Suburban Living' character on the Future Development Map. According to the Community Agenda, Suburban Living is characterized by single-family detached houses that fall roughly on $\frac{1}{4}$ -acre to 1 acre lots. The proposed rezone and use of the subject property falls within the defining principles of the Suburban Living Character

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

There are no known properties of this size and character for sale and/or available in the immediate area.

J. CONSIDER 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 subject site is suitable for the proposed use relative to the Oconee County Development Code. The shape and topography of the parcel allow the owner to develop the site without requesting any known variances.