

**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<sup>nd</sup>, 2018 requesting rezoning of a ± 5.06-acre tract of land located on the east side of Malcolm Bridge Road in the 239<sup>th</sup> 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 3<sup>rd</sup> 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

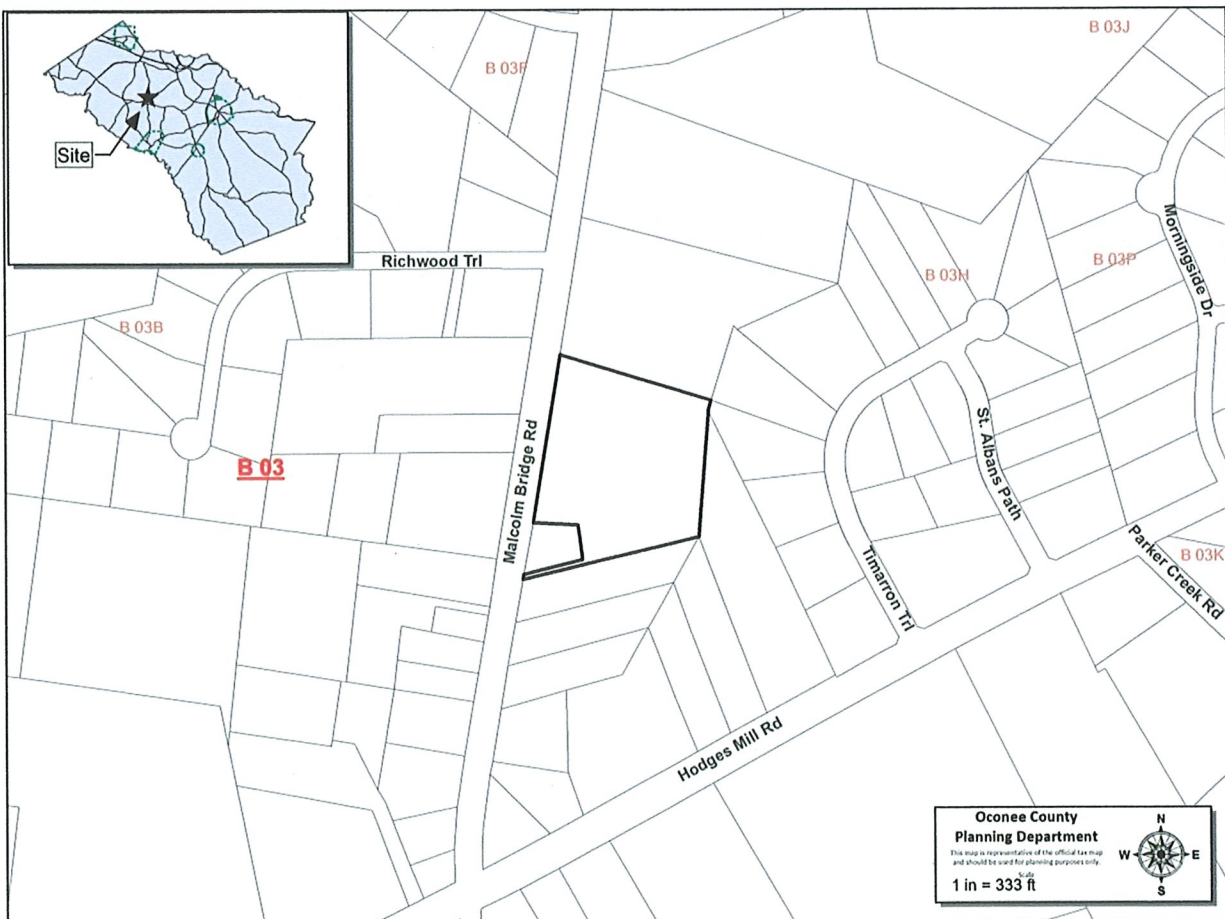


**CONDITIONS**

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**



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 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;

Thence N 09°31'09" E, a distance of 487.46' to a ½" iron rebar;

Thence S 73°25'00" E, a distance of 455.32' to a ½" iron rebar;

Thence S 17°07'04" W, a distance of 31.16' to a ½" iron rebar;

Thence S 08°21'16" W, a distance of 366.30' to a ½" iron rebar;

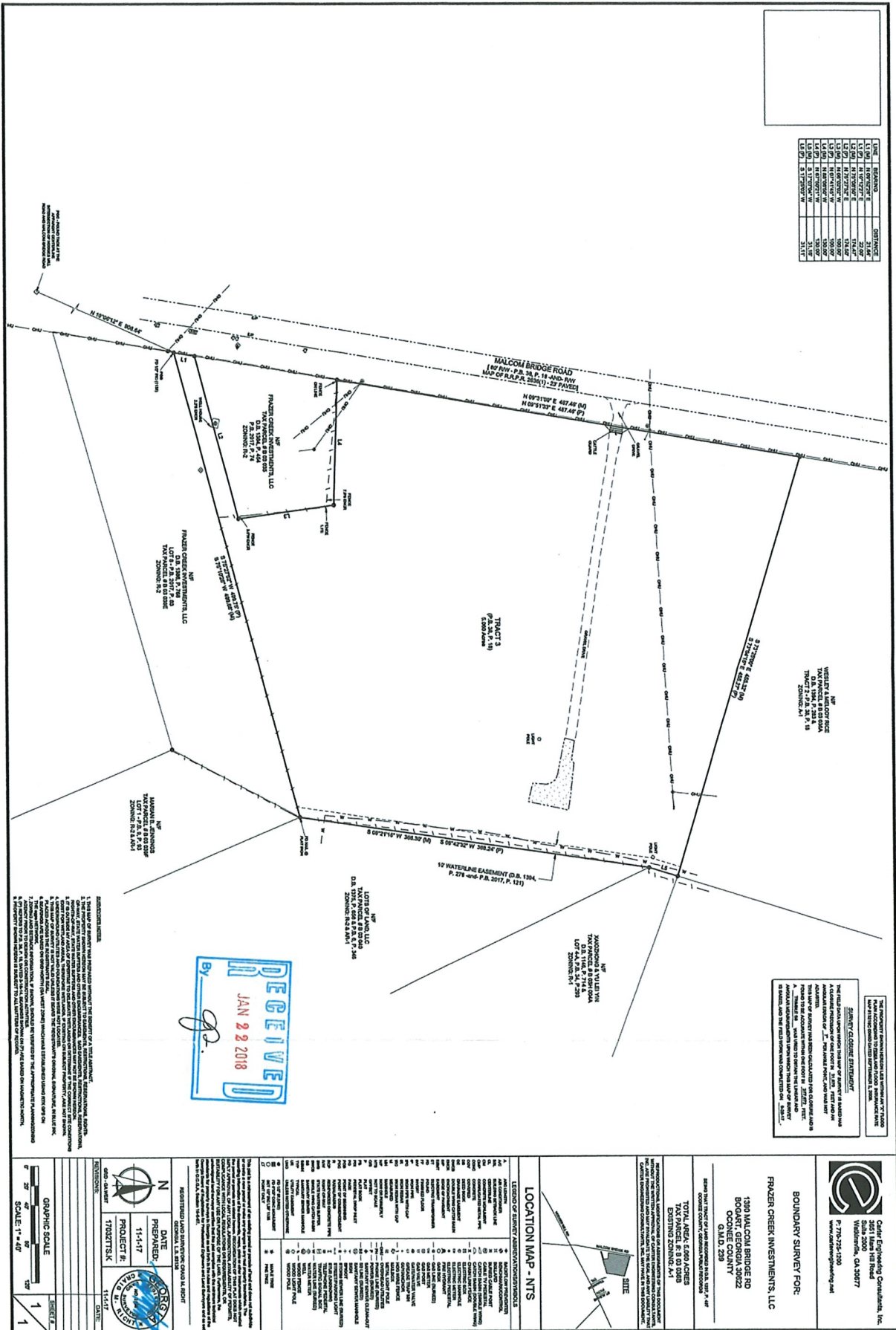
Thence S 75°10'26" W, a distance of 499.68' to a ½" iron rebar; said rebar being the POINT OF BEGINNING.



# EXHIBIT "A" TO REZONE #7383

Page 3 of 4

PLAT









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

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**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.

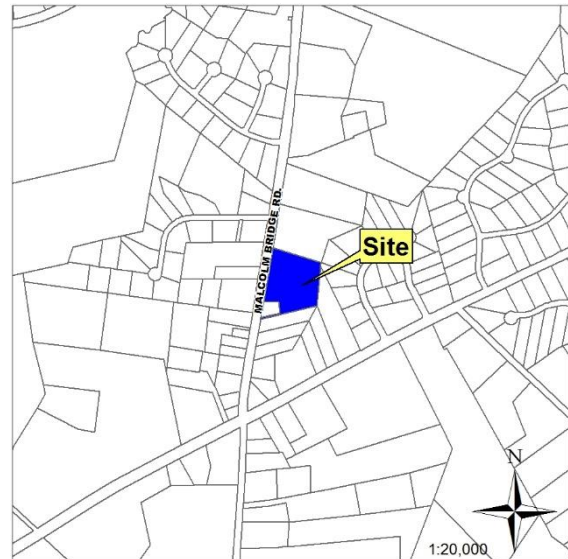
**DATE OF SCHEDULED HEARINGS**

**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
<b>NORTH</b>	Mostly vacant land with a barn	A-1 (Agricultural District)
<b>SOUTH</b>	Two-family residence (duplex)	R-2 (Two Family Residential District)
<b>EAST</b>	Rear yard of a single-family residence, single-family residential subdivision	R-2 (Two Family Residential District) & R-1 (Single Family Residential District)
<b>WEST</b>	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.



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## **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.

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## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

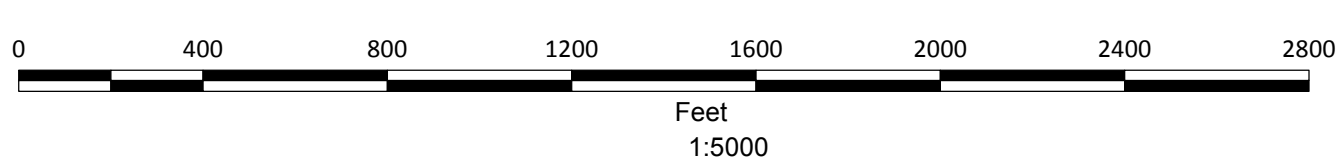
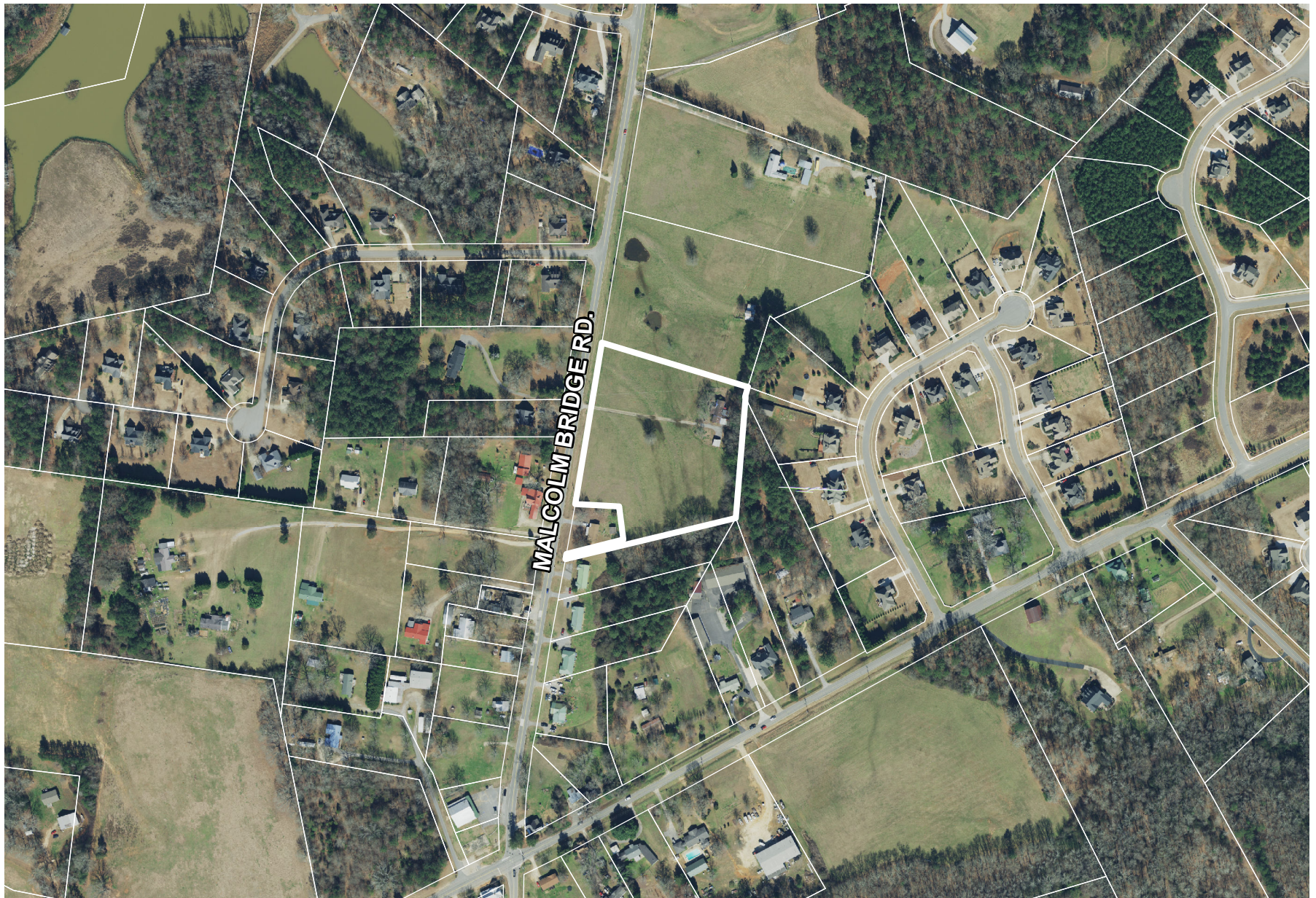
**Staff recommends approval of this rezone request. If this request is approved, staff recommends the following conditions to be fulfilled by the developer at his expense:**

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

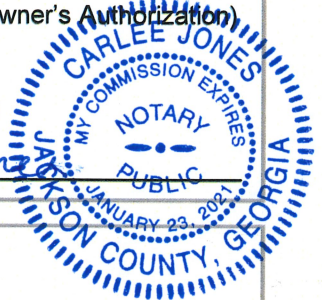
Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

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

Signature: [Signature]

Date: 1/29/18

Notarized: [Signature]



## Property

Location: Malcom Bridge Road

(Physical Description)

Tax Parcel Number: B 03 036B

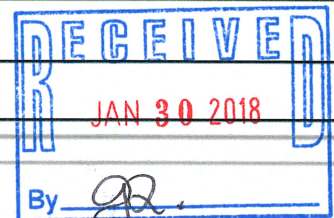
Size (Acres): 5.06 Current Zoning: A-1

Future Development Map—Character Area Designation: Suburban Living

## Use

Current Use: Vacant

Proposed Use: Single family residential



## 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: Submission 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: \_\_\_\_\_

**Action** **APPLICATION NUMBER** \_\_\_\_\_

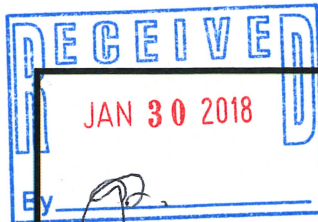
**Planning Commission** Date: 03/19/18

☐ Approval ☐ With Conditions ☐ Denial

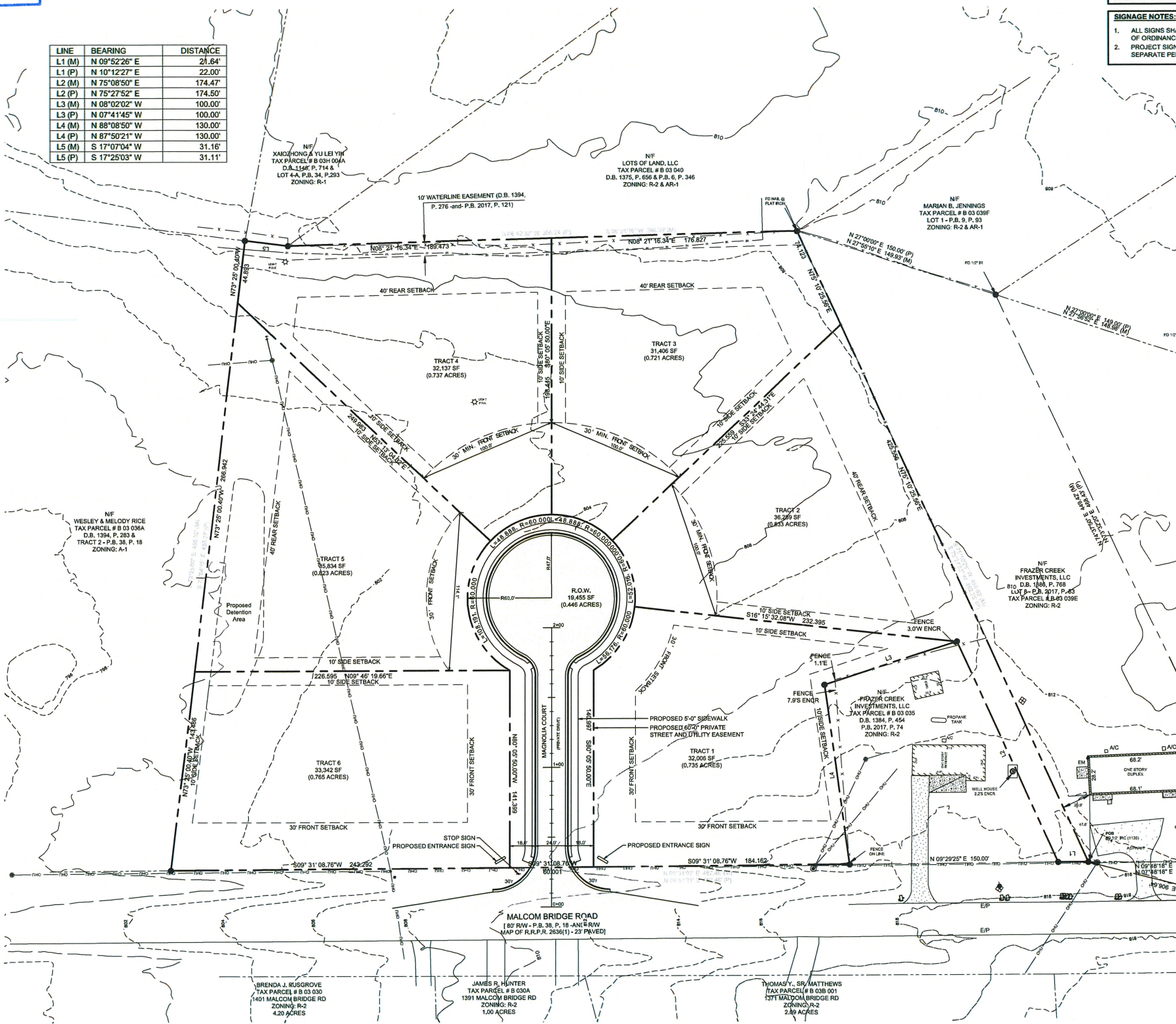
**Board of Commissioners** Date: 04/03/18

☐ Approved ☐ With Conditions ☐ Denied





LINE	BEARING	DISTANCE
L1 (M)	N 09°52'26" 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'



**SIGHT DISTANCE:**

- SIGHT DISTANCE
- Distance Left > 500'
- Distance Right > 430'

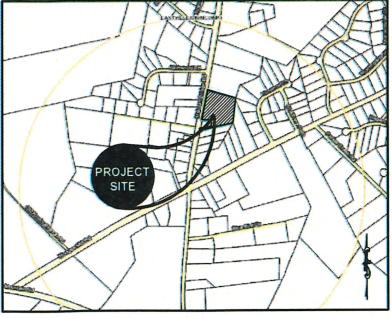
**AASTHO REQUIREMENT**

500' (Malcom Bridge Road - 45 MPH)  
430' (Malcom Bridge Road - 45 MPH)

**STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.**

**SIGNAGE NOTES:**

- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
- PROJECT SIGNAGE WILL BE PROVIDED AND APPLIED FOR UNDER SEPARATE PERMIT.



LOCATION MAP  
SCALE: N.T.S.

**PROJECT NOTES:**

**OWNER/DEVELOPER:**  
Frazier Creek Investments, LLC  
4601 Hog Mountain Road  
Bogart, GA 30622

**ENGINEER:**  
Carter Engineering Consultants, Inc.  
3651 Moss Hill Road, Suite 2000  
Watkinsville, GA 30677  
Contact: Jeff Carter, P.E.  
Tel: (770) 725-1200  
jeff@carterengineering.net

Property located at 1390 Malcom Bridge Road, Bogart, GA, 30622, Oconee County

Current Zoning: A-1  
Proposed Zoning: R-1

Parcel No.: B 03 0368

Setbacks (R-1): Front = 30' Rear = 40' Side = 10'

Existing Use: Vacant Pasture Land.  
Proposed Use: Residential. Proposed six lot major subdivision. Each subdivided lot is 30,000 square feet or more.

Maximum Building Height: ≤40'

Boundary information obtained from field run survey by Craig Richt, at Carter Engineering Consultants, Inc. dated 11/01/2017. Phone: (770) 725-1200. Topographic map at 2' contour interval was produced by Oconee County GIS Topo Maps.

Existing Project Tract contains 5.000 acres

The subject property as shown hereon lies within an "X" flood plain according to FEMA and Flood Insurance Rate Map #13219C 0045D, dated September, 2, 2009.

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

**UNDERGROUND UTILITIES DISCLAIMER**

Information regarding the required presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

**SITE DATA:**

<b>Site Information:</b>	
Total Tract Area	= 220,469sf (100.00%)
Tract Allotted to R.O.W.	= 19,455sf (08.82%)
Existing Impervious Area	= 0 sf (00.00%)
Existing Landscape Area	= 220,469 sf (100.00%)
Proposed Impervious Coverage = 42,342 sf (19.20%)	
Structure Coverage: 15,600 sf (07.07%) 6 residences at 1,800sf - 2,600sf	
Asphalt & Curb and Gutter Coverage: 13,062 sf (05.92%)	
Pedestrian Pavement Coverage: 2,680 sf (01.20%)	
Estimated Driveway Coverage: 10,800 sf (04.89%)	
Total Landscape Area	= 178,127 ac (80.80%)
<b>Development Data:</b>	
Existing Residential Lots	= 0 Lots
Proposed Residential Lots	= 6 Lots
Project Density	= 0.769 lots per acre (excluding R.O.W.)
Right-of-Way Lot Size	= 19,455 sf (0.446 acres)
Largest Residential Lot Size	= 36,289 sf (0.833 acres)
Smallest Residential Lot Size	= 31,406 sf (0.721 acres)
Average Residential Lot Size	= 33,502 sf (0.768 acres)
Building Height	= ≤40'

**SEWAGE DISPOSAL:**

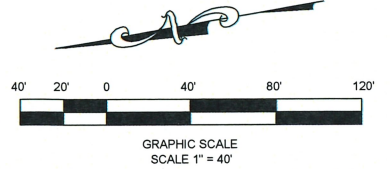
- Private septic system and drainfield to be installed and designed per soil survey for each proposed lot.

**WATER SUPPLY:**

- Water supply will be provided by Oconee County Public Utilities Department.

**STORMWATER MANAGEMENT:**

- Stormwater management will be provided by a detention area along the western property line.
- The owners of this subdivision, their successors, and/or assigns in interest, or some entity other than Oconee County, agree to the responsibility of maintaining all permanent BMP's and/or Stormwater Facilities associated with this development. If the permanent BMP's and Stormwater Facilities are not properly maintained, the county may provide necessary maintenance and assess the maintenance cost to the owner of the property.



REVISION BLOCK:

#	DATE	DESCRIPTION
1	01/22/18	INITIAL SUBMITTAL FOR REZONE
1	01/30/18	RESUBMITTAL FOR REZONE PER COUNTY COMMENTS

REGISTERED PROFESSIONAL ENGINEER  
JESSE J. CARTER  
No. 27185  
EXPIRATION DATE 12/31/2020

**CARTER ENGINEERING CONSULTANTS**

Carter Engineering Consultants, Inc.  
3651 Moss Hill Road, Suite 2000  
Watkinsville, GA 30677  
P: 770.725.1200  
F: 770.725.1204  
www.carterengineering.net

REZONE CONCEPT PLAN  
for  
FRAZER CREEK INVESTMENTS, LLC  
4601 Hog Mountain Road  
Bogart, GA 30622

PROJECT NAME:	MAGNOLIA TERRACE
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	1
PROJECT NUMBER:	17032TTS
DATE:	01/30/18



### 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;

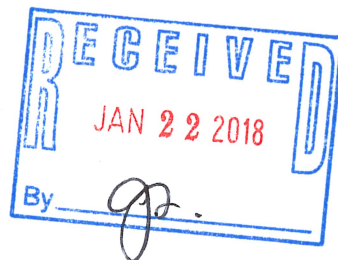
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Thence S 08°21'16" W, a distance of 366.30' to a ½" iron rebar;

Thence S 75°10'26" W, a distance of 499.68' to a ½" iron rebar; said rebar being the POINT OF BEGINNING.



## 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, 9<sup>th</sup> 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 x 2.6 x 6)

Peak Water Demand: 1,560 gpd / 16 hr./day = 97.5 gallons per hour = 1.625 gallons per minute  
1.625 gpm x 3 (peaking factor) = 4.875 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, therefore 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


**SURVEY CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,870 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 377,872 FEET.

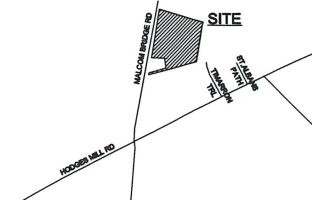
A TRIMBLE S8 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 8-28-17.



FRAZER CREEK INVESTMENTS, LLC

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

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### LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

This plat is a reconfirmation of an existing parcel or parcels of land and does not subdivide land into new parcels or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated herein. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** Furthermore, the undersigned land surveyor certifies that this plat complies with the technical standards for maps or plats 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.

11-1-17

PROJECT # \_\_\_\_\_

17032TTS.K

GRID = GA V
REVISIONS

REVISIONS


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	1991-95	1996-00
1991-95	1.00	0.85
1996-00	0.85	1.00

	0'	20'
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GRAPHIC SCALE

0' 20' 40' 80' 120'

SCALE: 1" = 10'

**SCALE: 1" = 40'**

SHEET #
---------

14

1/

11

1

N/F  
LOTS OF LAND, LLC  
TAX PARCEL # B 03 040  
D.B. 1375, P. 656 & P.B. 6, P. 346  
ZONING: R-2 & AR-1

RECEIVED  
JAN 22 2018  
By                     

SURVEYOR'S NOTES

1. THIS MAP OF SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES, BUT SUCH ENCUMBRANCES, EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. IT IS OUTSIDE MY AREA OF EXPERTISE TO DELINEATE WETLANDS OR DETERMINE IF THE CORRECT SITE CONDITIONS EXIST TO LOCATE AND CONSTRUCT A WATER TREATMENT PLANT. SUCH SUBJECT PROPERTY, ARE NOT SHOWN.
4. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
5. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN BLUE INK, PLACED AT THE END OF EACH LINE OF THE SURVEY.
6. BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE EPOCH NETWORK.
7. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.
8. (P) REFERS TO P.B. 36, 14, DATED 5-18-14, BEARING SURVEY ON (P) ARE BASED ON MAGNETIC NORTH. BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO REVISION IN THE FUTURE OF RECORD.



**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.

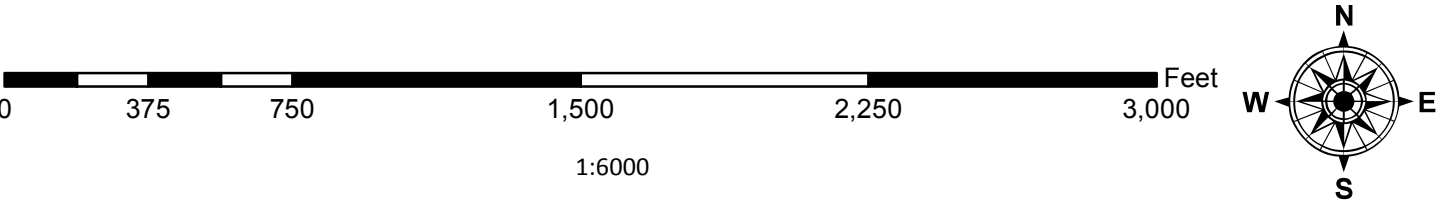
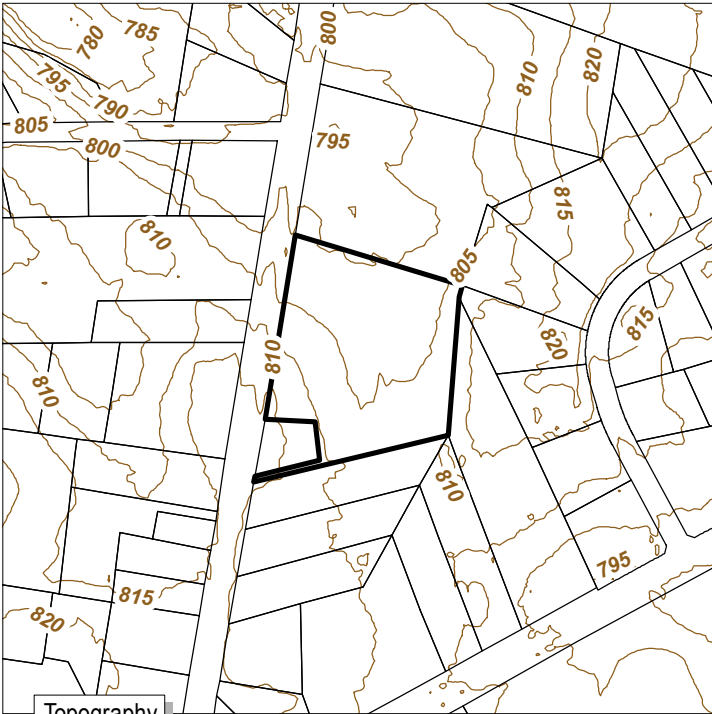
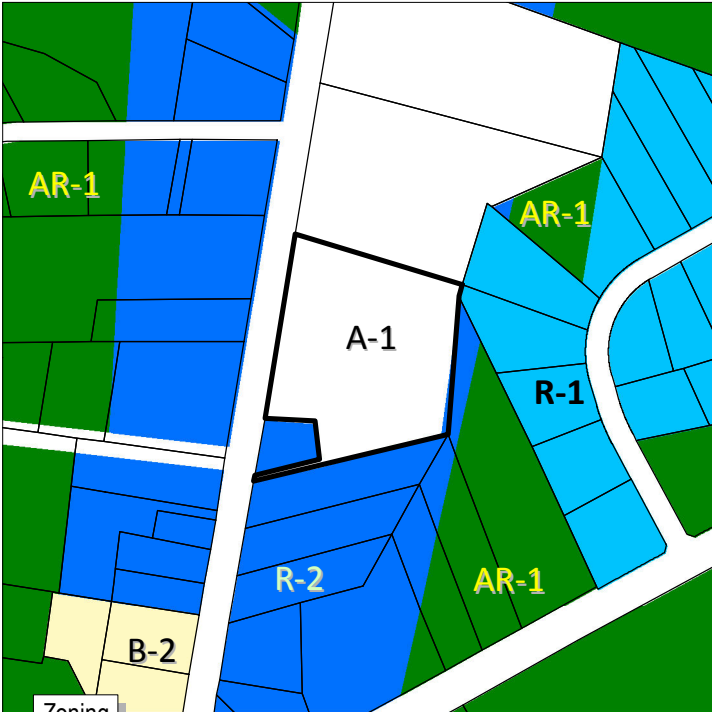
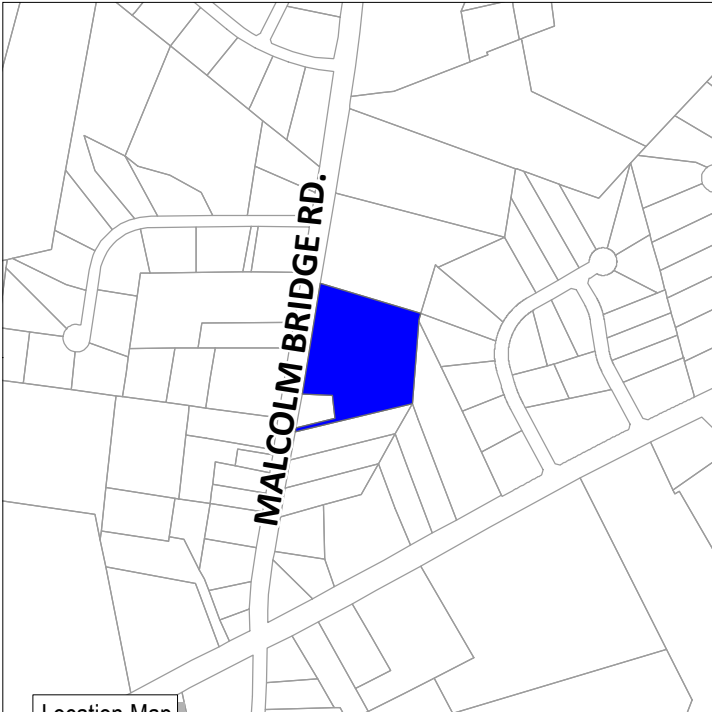




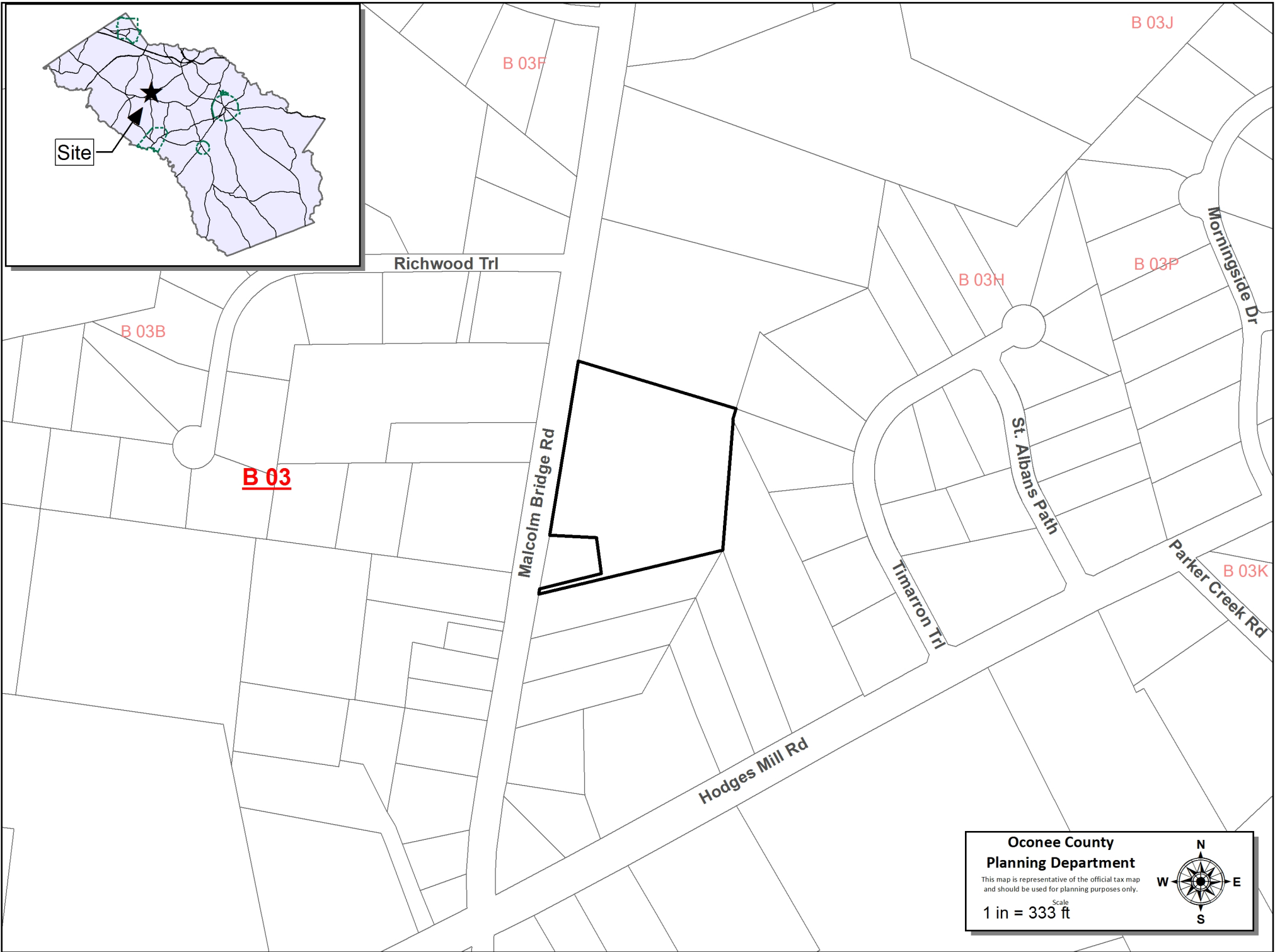




# Frazer Creek Investments, LLC -- Malcolm Bridge Rezone Site Review







**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 HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPOERTY OWNER.**

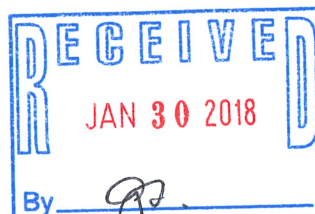
There will be no gain to the public for the subject property to remain zoned A-1 (Agricultural). The property remains vacant and withholding of agricultural promise and appeal to the agricultural market. There is no benefit for the property to remain under its' current zoning. The gain to the public, 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  $\frac{3}{4}$ -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.