

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

**TITLE**

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AR (Agricultural District) to AR-3 (Agricultural Residential Three-Acre District) with modifications to rezone no. 777 pursuant to an application for rezoning of property owned Mary Lou Mays Anglin submitted on January 11, 2019.

**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 Stedman Anglin on January 11, 2019, requesting rezoning of a ±6.89-acre tract of land located along Cooper Gin Road in the 224<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. A-01-060A), 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 classification AR (Agricultural Residential District) to AR-3 (Agricultural Residential Three Acre District) for the purpose as set forth in "Exhibit A" attached hereto.

Said rezone is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

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

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on August 19, 2019, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on September 3, 2019.

ADOPTED AND APPROVED, this 3<sup>rd</sup> day of September, 2019.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

William E. Wilkes, Member

Mark Saxon, Member

ATTEST:

Kathy Hayes

Clerk, Board of Commissioners



# EXHIBIT "A" TO REZONE NO 7852

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## CONDITIONS

1. The property shall be rezoned to AR-3 (Agricultural Residential Three Acre District).
2. The lot count shall not be increased beyond the number shown on the associated concept plan.

## TAX MAP



## LEGAL DESCRIPTION

Land situated in the City of Statham in the County of Oconee in the state of GA.

Beginning at an Iron Pin on the Northerly Side of Cooper Gin Road located North 68 Degrees, 52 Minutes, 4 Seconds West 540.86 feet from a nail at the centerline intersection of Cooper Gin Road and Treadwell Bridge Road; running thence along Cooper Gin Road the following courses and distances; North 70 Degrees, 40 Minutes, 35 Seconds West 120.95 feet to a point, North 69 Degrees, 38 Minutes, 58 Seconds West 149.29 feet to a point; North 68 Degrees, 42 Minutes, 44 Seconds West 650.27 feet to a point, North 71 Degrees, 9 Minutes, 43 Seconds West 152.61 feet to a point; North 75 Degrees, 36 Minutes, 37 Seconds West 100.36 feet to an iron pin, North 82 Degrees, 32 Minutes, 40 Seconds West 122.76 feet to a point, North 85 Degrees, 40 Minutes, 54 Seconds West 130.05 feet to a point, North 86 Degrees, 23 Minutes, 10 Seconds West 129.00 feet to a point, North 86 Degrees, 54 Minutes, 54 Seconds West 130.66 feet to a point and North 87 Degrees, 16 Minutes, 45 Seconds West, 41.37 feet to an iron pin; running thence along the boundary of lands now or formerly of Charles Cooper North 59 Degrees, 45 Minutes, 29 Seconds East 173.05 feet to an iron pin; running thence along the boundary of lands now or formerly of O.P. Cooper Estate the following courses and distances; North 73 Degrees, 9 Minutes 39 Seconds East 212.45 feet to an iron pin, North 82 degrees, 00 Minutes, 00 Seconds East 200.36 feet to an iron pin, South 86 Degrees, 56 Minutes, 40 Seconds East 355.92 feet to an iron pin, North 67 Degrees, 33 Minutes 16 Seconds East 226.51 feet to an iron pin and North 86 Degrees, 18 Minutes, 00 Seconds East 213.81 feet to an iron pin; running thence along the boundary of lands now or formerly of Mattye Wingo South 24 Degrees, 45 Minutes, 52 Seconds East 774.19 feet to the beginning iron pin.

## EXHIBIT "A" TO REZONE NO 7852

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### NARRATIVE

We are proposing a rezone modification that would allow an increase in lot count regarding the tax parcel A-01-060A. Rezone # 777 is the cause of the restriction in lot count. The applicant is now requesting to modify rezone #777 by removing condition #1, which states that the lot count shall not be further increased without approval of the Board of Commissioners.

The property was purchased by Scott & Mary Lou Anglin in 1994 and split resulting in a restriction stating the lot count may not be increased. Nearly 25 years later, Mary Lou Anglin is the sole owner of the property and is looking to sell some of her land for financial security as she ages. Mary Lou Anglin currently occupies the existing lot although much of the land goes unused. The proposed rezone would allow an increase in lot count and allow the sale of 3.5--4 acres on the East side of the property. The current parcel contains 6.89 acres. This proposal would split the property in half on the Eastern side of the existing home/structure leaving two parcels containing approximately 3-4 acres.

The subject parcel is currently zoned AR-1 and used for residential purposes. We propose the zoning classification to remain AR-1 for both parcels. The plan for the new parcel is for it to be sold and used for residential purposes. We request the new owner to use this property for new construction of a residential home. This will require demolition and clearing of trees and then the construction of a site built or modular home. No trailers/ manufactured homes would be permitted. The new home will not require county level public utilities because residences in this area use well water and septic tanks. Power will be supplied by Walton EMC. There is an accessible power line parallel to the street.

#### Adjacent Properties

- North: (A 01 061A) Zoned A-1 and contains 11 acres of unused woods
- South: (A 01 060D) Zoned A-1 current use is residential (A 01 060F) Zoned A-1 current use is residential, (A 01 060E) Zoned A-1 and the current use is unoccupied woods/vegetation
- East: (A 01 060C) Zoned AR-1 and its current use is residential.
- West: (A 01 060B) Zoned A-1 current use is residential.

# EXHIBIT "A" TO REZONE NO 7852

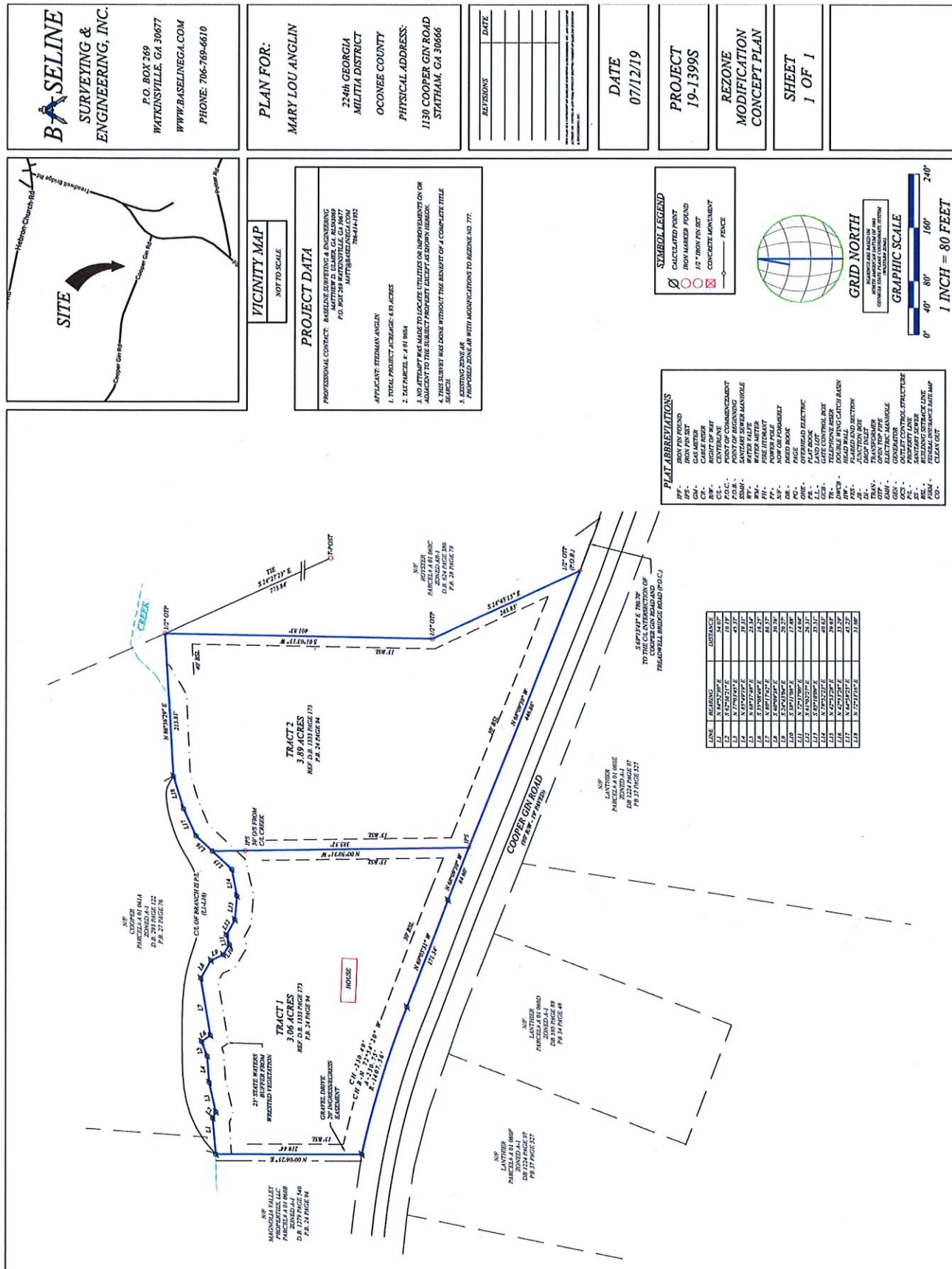
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## PLAT

<b>BASELINE</b> <b>SURVEYING &amp; ENGINEERING, INC.</b> P.O. BOX 269 WATKINSVILLE, GA 30677 WWW.BASELINEGA.COM PHONE: 706-614-1952 MATT@BASELINEGA.COM		<b>PLAT FOR:</b> MARY LOU ANGLIN 2346 GEORGIA MILITIA DISTRICT OCOREE COUNTY PHYSICAL ADDRESS: 1130 COOPER GIN ROAD STATHAM, GA 30666		<b>DATE</b> 7/10/2019		<b>PROJECT</b> 19-1399S		<b>Plat of Survey</b>		<b>SHEET</b> 1 OF 1	
<b>VICINITY MAP</b> NOT TO SCALE		<b>PROJECT DATA</b> PROFESSIONAL CONTRACT: BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GA 30677 MATT@BASELINEGA.COM 706-614-1952 1. TOTAL PROJECT ACRES: 1.9 ACRES 2. 246 ACRES: 4.0 ACRES 3. 246 ACRES: 4.0 ACRES 4. THIS TRACT LIES WITHIN THE BOUNDARY OF A COMPLETE TITLE SEARCH. 5. APPLICANT: MARY LOU ANGLIN 6. EXISTING & PROPOSED ZONING: 48 R (RESIDENTIAL) REZONE NO. 77		<b>SURVEYOR CERTIFICATION</b> I, MATT BASELINE, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY HEREON. I HAVE READ THE INSTRUMENT AND THE RECORDING THEREOF, AND I HAVE FOUND THAT THE SAME IS A TRUE AND CORRECT STATEMENT OF THE FACTS HEREON. I HAVE ALSO FOUND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1997, AS AMENDED.		<b>SYMBOL LEGEND</b> CALCULATED POINT IRON NAIL FOUND 1/2" IRON PIN SET CONCRETE MONUMENT FENCE		<b>GRID NORTH</b> GRAPHIC SCALE 0' 40' 80' 160' 240' 1 INCH = 80 FEET			
<b>FIELD SURVEY CLOSURE STATEMENT</b> THIS FIELD SURVEY WAS CONDUCTED ON THE 10TH DAY OF JULY, 2019, AT THE LOCATION OF THE PROJECT. THE FIELD SURVEY WAS COMPLETED ON THE 10TH DAY OF JULY, 2019. THE FIELD SURVEY WAS COMPLETED ON THE 10TH DAY OF JULY, 2019. THE FIELD SURVEY WAS COMPLETED ON THE 10TH DAY OF JULY, 2019.		<b>PLAT CLOSURE STATEMENT</b> THIS PLAT WAS PREPARED BY MATT BASELINE, SURVEYOR, AND IT IS A TRUE AND CORRECT STATEMENT OF THE FACTS HEREON. I HAVE READ THE INSTRUMENT AND THE RECORDING THEREOF, AND I HAVE FOUND THAT THE SAME IS A TRUE AND CORRECT STATEMENT OF THE FACTS HEREON. I HAVE ALSO FOUND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1997, AS AMENDED.		<b>PLAT ABBREVIATIONS</b> 1/2" IRON PIN SET CALCULATED POINT IRON NAIL FOUND 1/2" IRON PIN SET CONCRETE MONUMENT FENCE 1/2" IRON PIN SET CALCULATED POINT IRON NAIL FOUND 1/2" IRON PIN SET CONCRETE MONUMENT FENCE 1/2" IRON PIN SET CALCULATED POINT IRON NAIL FOUND 1/2" IRON PIN SET CONCRETE MONUMENT FENCE		<b>PLAT ABBREVIATIONS</b> 1/2" IRON PIN SET CALCULATED POINT IRON NAIL FOUND 1/2" IRON PIN SET CONCRETE MONUMENT FENCE 1/2" IRON PIN SET CALCULATED POINT IRON NAIL FOUND 1/2" IRON PIN SET CONCRETE MONUMENT FENCE					
<b>THIS PROPERTY OWNERS NOTICE</b> I, MARY LOU ANGLIN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN. I HAVE READ THE INSTRUMENT AND THE RECORDING THEREOF, AND I HAVE FOUND THAT THE SAME IS A TRUE AND CORRECT STATEMENT OF THE FACTS HEREON. I HAVE ALSO FOUND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1997, AS AMENDED.		<b>THIS PROPERTY OWNERS NOTICE</b> I, MARY LOU ANGLIN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN. I HAVE READ THE INSTRUMENT AND THE RECORDING THEREOF, AND I HAVE FOUND THAT THE SAME IS A TRUE AND CORRECT STATEMENT OF THE FACTS HEREON. I HAVE ALSO FOUND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1997, AS AMENDED.		<b>THIS PROPERTY OWNERS NOTICE</b> I, MARY LOU ANGLIN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN. I HAVE READ THE INSTRUMENT AND THE RECORDING THEREOF, AND I HAVE FOUND THAT THE SAME IS A TRUE AND CORRECT STATEMENT OF THE FACTS HEREON. I HAVE ALSO FOUND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1997, AS AMENDED.		<b>THIS PROPERTY OWNERS NOTICE</b> I, MARY LOU ANGLIN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN. I HAVE READ THE INSTRUMENT AND THE RECORDING THEREOF, AND I HAVE FOUND THAT THE SAME IS A TRUE AND CORRECT STATEMENT OF THE FACTS HEREON. I HAVE ALSO FOUND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING AND MAPPING ACT OF 1997, AS AMENDED.					

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## CONCEPT PLAN





**Planning and Code Enforcement Department  
Oconee County, Georgia  
STAFF REPORT**

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**REZONE CASE #:** 7852

**DATE:** July 24, 2019

**APPLICANT NAME:** Stedman Anglin

**PROPERTY OWNER:** Mary Lou Mays Anglin

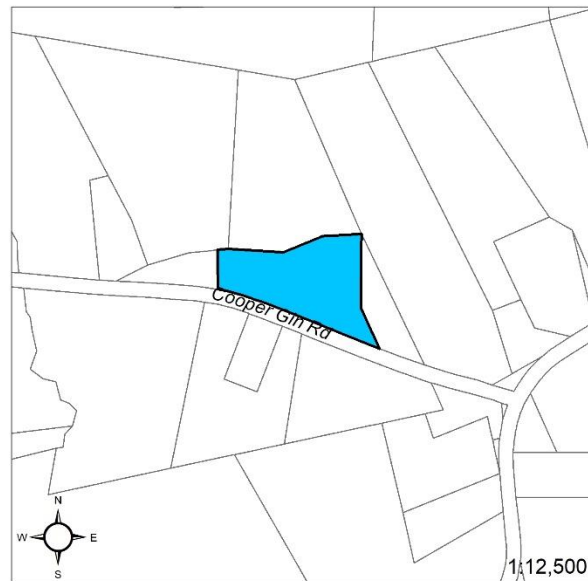
**LOCATION:** 1130 Cooper Gin Road

**PARCEL SIZE:** ± 6.89 acres

**EXISTING ZONING:** AR (Agricultural Residential)

**EXISTING LAND USE:** Single-family residential

**ACTION REQUESTED:** Rezone modification from AR to AR (Agricultural Residential) with modifications to rezone no. 777



**REQUEST SUMMARY:** The owner is petitioning for a rezone modification in order to allow for further subdivision of the property into two single-family residential lots.

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

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** August 19, 2019

**BOARD OF COMMISSIONERS:** September 3, 2019

**ATTACHMENTS:**

- Application
- Zoning Impact Analysis
- Narrative
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan
- Letter from Oconee County Schools

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

### **HISTORY**

- A single-family residence was constructed on the property in 1995
- On 09/03/1996, having exhausted all available administrative subdivisions, the property was rezoned from A-1 (Agricultural District, now “AG”) to A-2 (Agricultural Residential District, now “AR”) in order to allow a 2.0-acre tract to be subdivided from the parcel

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

	EXISTING LAND USES	EXISTING ZONING
<b>NORTH</b>	Large undeveloped lots, single family residential	AG (Agricultural)
<b>SOUTH</b>	Single family residential, large undeveloped lots	AG (Agricultural)
<b>EAST</b>	Single family residential	AR (Agricultural Residential)
<b>WEST</b>	Single family residential	AG (Agricultural)

### **PROPOSED PROJECT DESCRIPTION**

The owner is petitioning to modify rezone no. 777 to remove condition no. 1 which prevents increasing the lot count beyond the two lots shown on the associated concept plan. The owner now desires to create one additional lot to sell for single-family residential use. The proposed subdivision would result in one 3.89-acre lot and one 3.06-acre lot.

### **ROADS**

- The proposed lot would be accessed along Cooper Gin Road.

### **PUBLIC FACILITIES**

#### **Water:**

- Water is to be provided by individual wells.

#### **Sewer:**

- Sewage disposal is to be handled by individual on-site septic system.

### **ENVIRONMENTAL**

- No 100-Year Flood Plain areas or jurisdictional wetlands are present on the site.
- An unnamed tributary of Dove Creek is present along the northern property line (classified as state waters) and will be subject to restrictions of UDC Sec. 904.

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

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

- No comment

### **OCONEE COUNTY FIRE DEPARTMENT**

- No comment

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

- No comment

## **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 owner proposes to add one additional residential lot and maintain AR zoning on the property. The general area surrounding the subject property is zoned AG and is primarily used for low-density residential, agricultural or is undeveloped. Several residential lots of similar size to that requested by the petitioner exist along Cooper Gin Road. Staff holds that the current request is compatible with the existing uses and zoning of nearby properties.
- B. To what extent are property values diminished by the particular zoning restrictions of the current zoning category?**  
It is unlikely that current zoning restrictions significantly diminish the subject property’s value.
- 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 single-family lot. No significant impacts to the school system or local roads are expected as a result of the present request.
  - 2. Environmental impact?**  
State waters exist along the northern property line and will be subject to associated buffers. No significant adverse environmental impact is expected to result from the proposed development.
  - 3. Effect on adjoining property values?**  
The current request is considered compatible with adjacent residential and agricultural uses. It is not anticipated that the development of one additional residential lot should 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?**  
The hardship imposed upon the property owner would be the inability to subdivide the subject property into the two tracts requested. Approval of the present request should not have any significant effect on the public interest.
- 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 property is not currently vacant; 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?**  
The AR zoning district was established to allow for “medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development.” The petitioner is requesting the addition of one residential lot with a density of less than one dwelling unit per 3 acres. Staff holds that 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 in single-family residential use along Cooper Gin Road and in the surrounding area that are similar in size to the tracts proposed. Staff holds that the present request conforms to 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 subject property is designated a Character Area of “Rural Places” on the Future Land Use Map. The 2018 Comprehensive Plan describes this character area as a “residential-agricultural community, which benefits from its scenic rural landscape, with much of its identity based on its agrarian past while

accommodating limited residential growth.” The owner is proposing medium-density residential development which should not conflict with the rural character of the area. Given that the petitioner has requested to create two residential lots over three acres in size, staff holds that the present request conforms to the Future Land Use Map, but that AR-3 is a more appropriate zoning district for the subject property.

**I. What is the availability of adequate sites for the proposed use in districts that permit such use?**

The intent of the present request is to allow for the creation of an additional tract over the number allowed by prior conditional zoning; this question is not applicable to the present request.

**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 the subject site to be 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 request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. The property shall be rezoned to AR-3 (Agricultural Residential Three-Acre District)
2. The lot count shall not be increased beyond the number shown on the associated concept plan.



# OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- ☒ Rezoning from: AR to AR ☒ Change in Conditions of Approval for Case #: 777
- ☐ Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

## Applicant

Name: Stedman Anglin

Address: 1130 Cooper Gin Rd.  
(No P.O. Boxes)  
Statham, GA 30666

Telephone: 678-975-1238

## Property Owner

Name: Mary Lou Mays Anglin

Address: \_\_\_\_\_  
(No P.O. Boxes)  
1130 Cooper Gin Rd  
Statham, GA 30666

Telephone: 678-227-0257

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: S. Anglin Date: 5/9/19 Notarized: J. Jordan



## Property

Location: 1130 Cooper Gin Rd  
(Physical Description)  
Statham, GA 30666

Tax Parcel Number: A01060 A

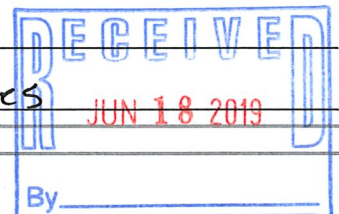
Size (Acres): 6.89 Current Zoning: AR

Future Development Map—Character Area Designation: Rural Places

## Use

Current Use: Residential

Proposed Use: Residential



## Attachments (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Property Owner's Authorization (if applicable)  | <input type="checkbox"/> Narrative (Detailed Description of the Request) |
| <input type="checkbox"/> Application Fee                                 | <input type="checkbox"/> Concept Plan                                    |
| <input type="checkbox"/> Warranty Deed                                   | <input type="checkbox"/> Attachments to the Concept Plan:                |
| <input type="checkbox"/> Typed Legal Description                         | <input type="checkbox"/> Water and/or Sewer Capacity Letter from OCUD    |
| <input type="checkbox"/> Plat of Survey                                  | <input type="checkbox"/> Representative Architecture/Photographs         |
| <input type="checkbox"/> Disclosures (Interest & Campaign Contributions) | <input type="checkbox"/> Proof all property taxes paid in full           |
| <input type="checkbox"/> Zoning Impact Analysis                          | <input type="checkbox"/> 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**

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

**Planning Commission** Date: \_\_\_\_\_

☐ Approval ☐ With Conditions ☐ Denial

**Board of Commissioners** Date: \_\_\_\_\_

☐ Approved ☐ With Conditions ☐ Denied

## Rezone Modification Concept Plan

Mary Lou Anglin

1130 Cooper Gin Rd. Statham, GA 30666

Tax Parcel: A-01-060A

We are proposing a rezone modification that would allow an increase in lot count regarding the tax parcel A-01-060A. Rezone # 777 is the cause of the restriction in lot count. The applicant is now requesting to modify rezone #777 by removing condition #1, which states that the lot count shall not be further increased without approval of the Board of Commissioners.

The property was purchased by Scott & Mary Lou Anglin in 1994 and split resulting in a restriction stating the lot count may not be increased. Nearly 25 years later, Mary Lou Anglin is the sole owner of the property and is looking to sell some of her land for financial security as she ages. Mary Lou Anglin currently occupies the existing lot although much of the land goes unused. The proposed rezone would allow an increase in lot count and allow the sale of 3.5--4 acres on the East side of the property. The current parcel contains 6.89 acres. This proposal would split the property in half on the Eastern side of the existing home/structure leaving two parcels containing approximately 3-4 acres.

The subject parcel is currently zoned AR-1 and used for residential purposes. We propose the zoning classification to remain AR-1 for both parcels. The plan for the new parcel is for it to be sold and used for residential purposes. We request the new owner to use this property for new construction of a residential home. This will require demolition and clearing of trees and then the construction of a site built or modular home. No trailers/ manufactured homes would be permitted. The new home will not require county level public utilities because residences in this area use well water and septic tanks. Power will be supplied by Walton EMC. There is an accessible power line parallel to the street.

### Adjacent Properties

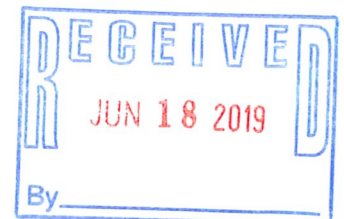
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- East: (A 01 060C) Zoned AR-1 and its current use is residential.
- West: (A 01 060B) Zoned A-1 current use is residential.

Applicant: S. Anglin

Date: 6/10/19

Owner: Mary Lou M. Anglin

Date: 6/10/19



## **Rezone Modification: Zoning Impact Analysis**

**1130 Cooper Gin Rd.**

**Statham, GA 30666**

**Case #: 777**

### **A. Existing uses and zoning of nearby property:**

The existing uses and zoning of nearby property include the following:

North: Zoned A-1(Agricultural)

South: Zoned A-1(Residential)

East: Zoned AR-1(Residential)

West: Zoned A-1(Residential)

### **B. Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning.**

The subject property is currently restricted by language stating the lot count may not increase, so there can be no gain on sale of a piece of the land.

### **C. Consider the extent to which the destruction of property values of the individual property owner promotes the health, safety, morals, or general welfare to the public with consideration to: 1) Population density and effect on community facilities such as streets, schools, water and sewer; 2) Environmental impact; 3) Effect on adjoining property values.**

1. There will be no negative effect on community facilities as a result of the rezone modification.

2. There will be no environmental impact as a result of the rezone modification thus no wetlands, flood plains, or jurisdictional waters will be affected.

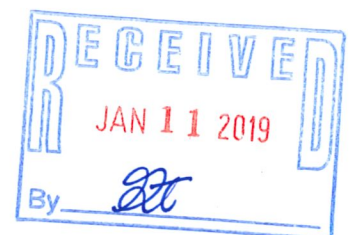
3. There will be no negative effects on adjoining property values.

### **D. Consider the relative gain to the public, as compared to the hardship imposed upon the individual property owner.**

There is no benefit to the public under the current zoning, however the gain to the public will be in the form of tax revenue one a residential home is built on the parcel.

### **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 subject property is currently zoned AR-1 and is solely used for residential purposes. The residential structure is on the western side of the parcel, therefore much of it goes unused. All of the properties in the area are zoned A-1 or AR-1 thus permitting residential and agricultural use only.



**F. Consider the consistency of the proposed use with the state purpose of the zoning district that is being requested.**

Under this rezone modification, the newly created parcel would remain AR-1 which would be consistent with the properties surrounding the parcel along with other properties in the area.

**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.

**H. Consider the conformity with or divergence from the Future Development Land Use Map or the Goals and Objectives of the Oconee County Comprehensive Plan.**

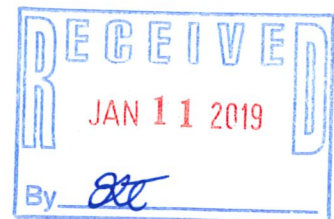
It is the opinion of the applicant that the rezone modification would be in complete compliance with the Future Development map as well as the goals stated in the comprehensive plan. The surrounding parcels are all Residential and fall into the Rural Land category on the Oconee County Future Land Development Map.

**I. Consider the availability of adequate sites for the proposed use in districts that permit such a use.**

There are limited sites as unique as this one available in the North Oconee area. This site gives someone the opportunity to build a custom home in a nice and quiet area as opposed to a neighborhood.

**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.

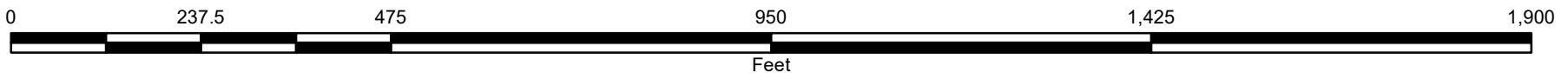


# Rezone #7852 - Anglin, Mary Lou Mays

Tax Parcel #  
A-01-060A

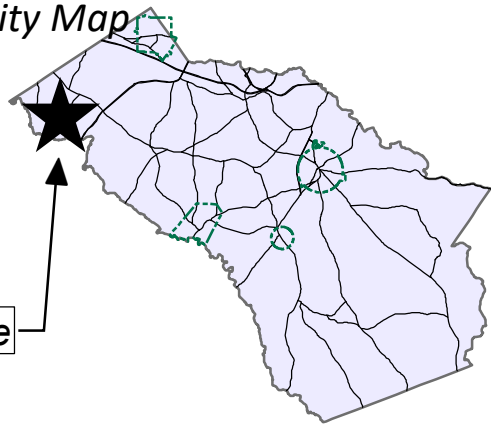
Cooper Gin Rd

1:2,500



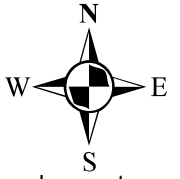


### Vicinity Map



Site

## Oconee County Planning Department



This map is a representation of the future development map and should be used for planning purposes only

0 115 230 460 690 920 Feet

*Rural Places*

*Cooper Gin Rd*

*Treadwell Bridge Rd*

THE OWNER OF THE LAND ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT

OWNER OR AGENT

DATE

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAPS #13219C0040D, DATED SEPTEMBER 2, 2009.

MATTHEW D. ULMER,  
REGISTERED LAND SURVEYOR #3069

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL APPLICABLE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

MATTHEW D. ULMER,  
REGISTERED LAND SURVEYOR #3069

DATE

MATTHEW D. ULMER  
GEORGIA REGISTERED  
LAND SURVEYOR #3069

P.O. BOX 269  
WATKINSVILLE, GA 30677  
706-614-1952

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

## FIELD SURVEY CLOSURE STATEMENT

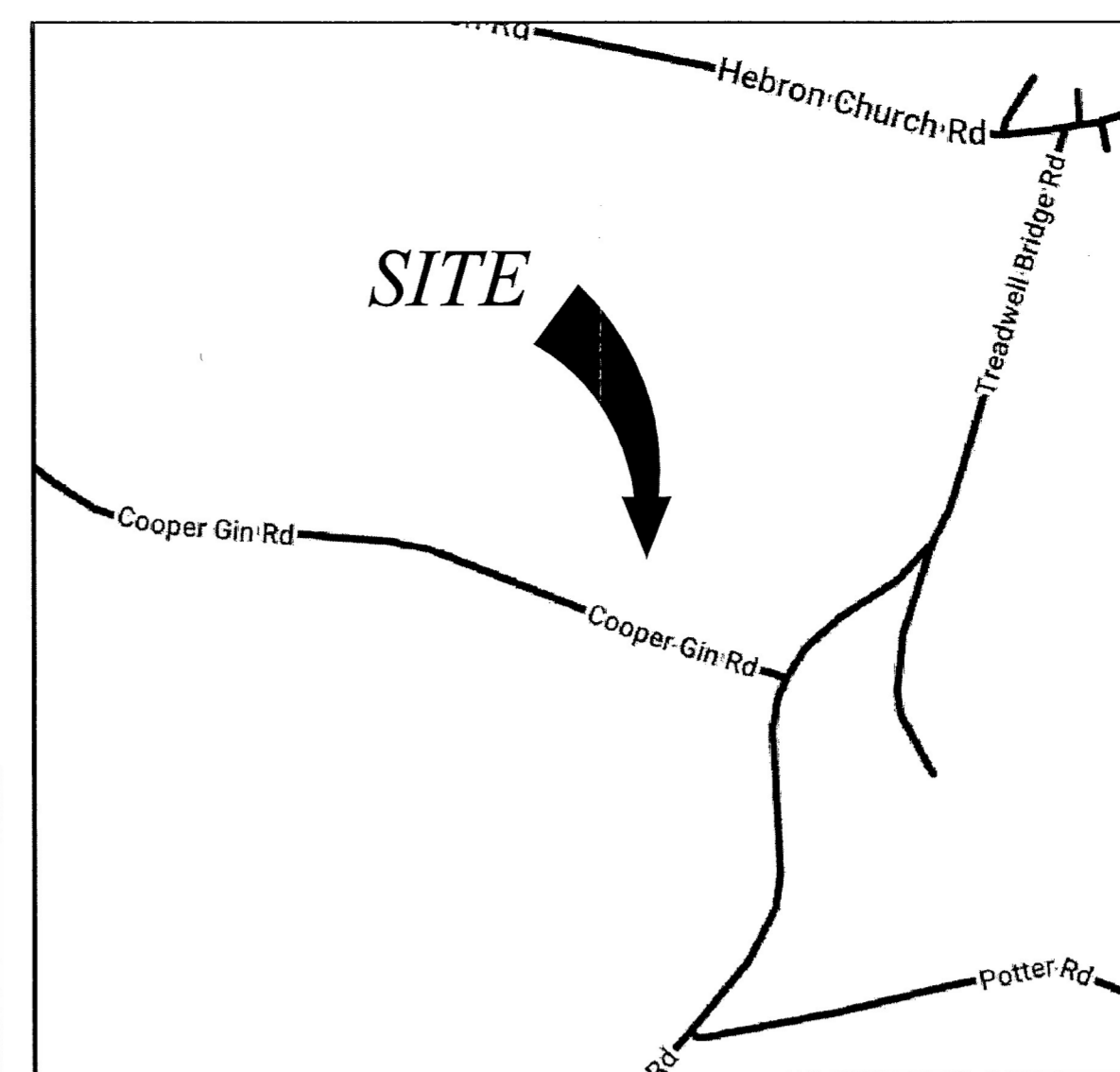
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

THE FIELD WORK WAS COMPLETED ON MARCH 27, 2019.

## PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264,000 FEET.

SITE



## VICINITY MAP

NOT TO SCALE

## PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#3069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM  
706-614-1952

- TOTAL PROJECT ACREAGE: 6.95 ACRES
- TAX PARCEL #: A 01 060A
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
- ZONED AR-1
- APPLICANT: STEDMAN ANGLIN
- EXISTING & PROPOSED ZONING: AR W/ MODIFICATIONS TO REZONE NO. 777

## SURVEYOR CERTIFICATIONS

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM 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 15-6-67.

MATTHEW D. ULMER, GA. RLS#3069

**B**ASELINE

SURVEYING &  
ENGINEERING, INC.

P.O. BOX 269  
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-614-1952

MATT@BASELINEGA.COM

PLAT FOR:

MARY LOU ANGLIN

224th GEORGIA  
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

1130 COOPER GIN ROAD  
STATHAM, GA 30666

## REVISIONS

## DATE

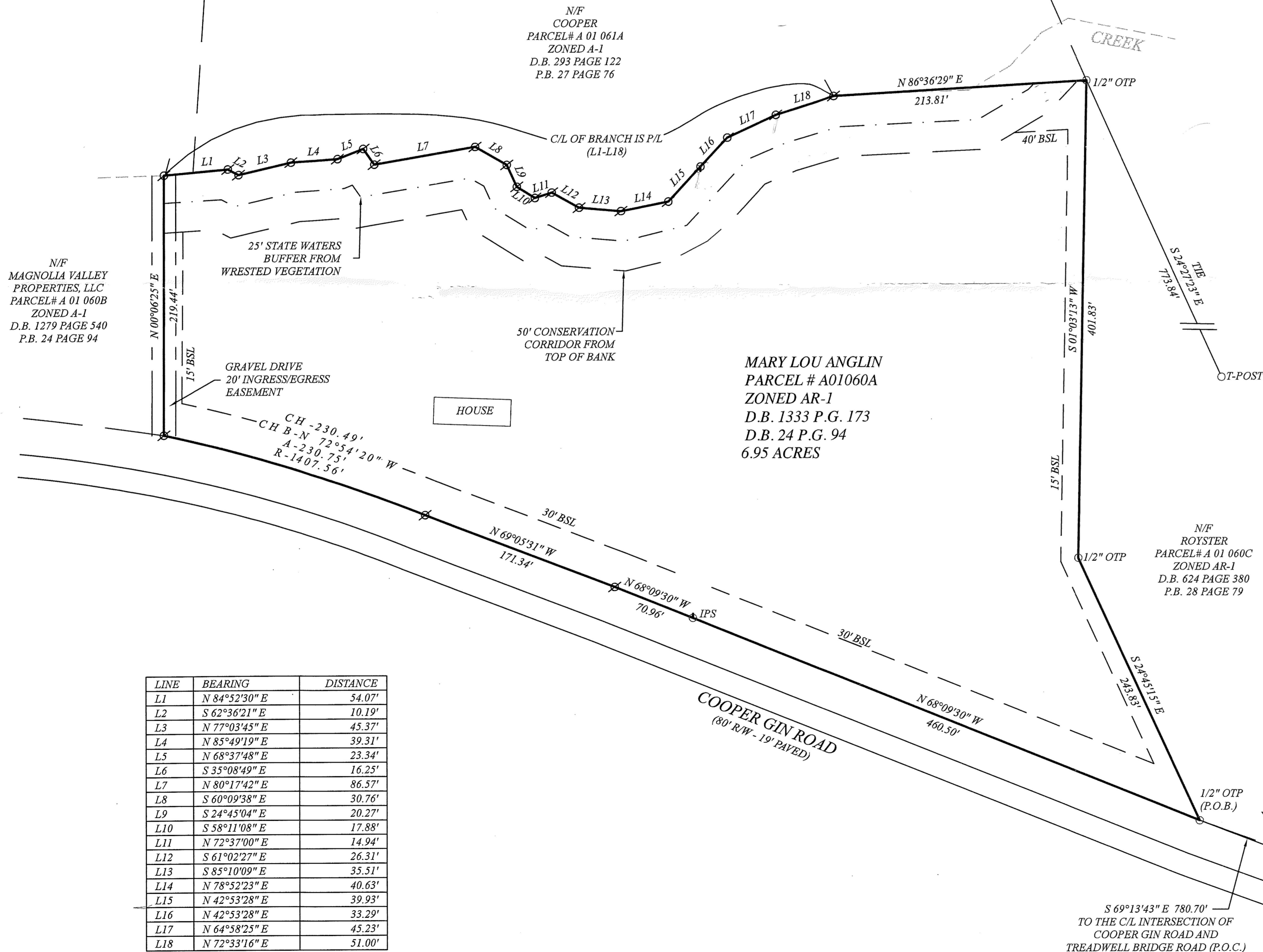
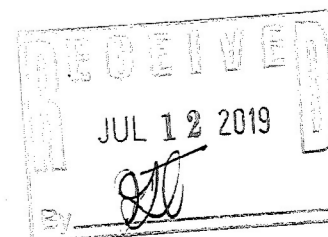
DATE

7/10/2019

PROJECT  
19-1399S

Plat of Survey

SHEET  
1 OF 1



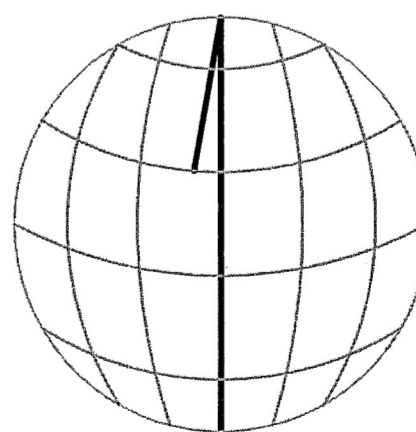
LINE	BEARING	DISTANCE
L1	N 84°52'30" E	54.07'
L2	S 62°36'21" E	10.19'
L3	N 77°03'45" E	45.37'
L4	N 85°49'19" E	39.31'
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L16	N 42°53'28" E	33.29'
L17	N 64°58'25" E	45.23'
L18	N 72°33'16" E	51.00'

## PLAT ABBREVIATIONS

IPF - IRON PIN FOUND  
IPS - IRON PIN SET  
GM - GAS METER  
CR - CABLE RISER  
R/W - RIGHT OF WAY  
C/L - CENTERLINE  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
SSMH - SANITARY SEWER MANHOLE  
WV - WATER VALVE  
WM - WATER METER  
FH - FIRE HYDRANT  
PP - POWER POLE  
N/F - NOW OR FORMERLY  
DB - DEED BOOK  
PG - PAGE  
OHE - OVERHEAD ELECTRIC  
PB - PLAT BOOK  
L.L. - LAND LOT  
GCB - GATE CONTROL BOX  
TR - TELEPHONE RISER  
DWCB - DOUBLE WING CATCH BASIN  
HW - HEAD WALL  
FES - FLARED END SECTION  
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TRAN - TRANSFORMER  
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GEN - GENERATOR  
OCS - OUTLET CONTROL STRUCTURE  
P/L - PROPERTY LINE  
SS - SANITARY SEWER  
BSL - BUILDING SETBACK LINE  
FIRM - FEDERAL INSURANCE RATE MAP  
CO - CLEAN OUT

## SYMBOL LEGEND

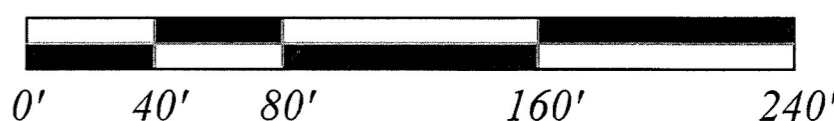
Ø CALCULATED POINT  
○ IRON MARKER FOUND  
○ 1/2" IRON PIN SET  
⊠ CONCRETE MONUMENT  
—○— FENCE



GRID NORTH

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

## GRAPHIC SCALE



1 INCH = 80 FEET

PLAN FOR:  
MARY LOU ANGLIN

224th GEORGIA  
MILITIA DISTRICT  
OCONEE COUNTY  
PHYSICAL ADDRESS:  
1130 COOPER GIN ROAD  
STATHAM, GA 30666

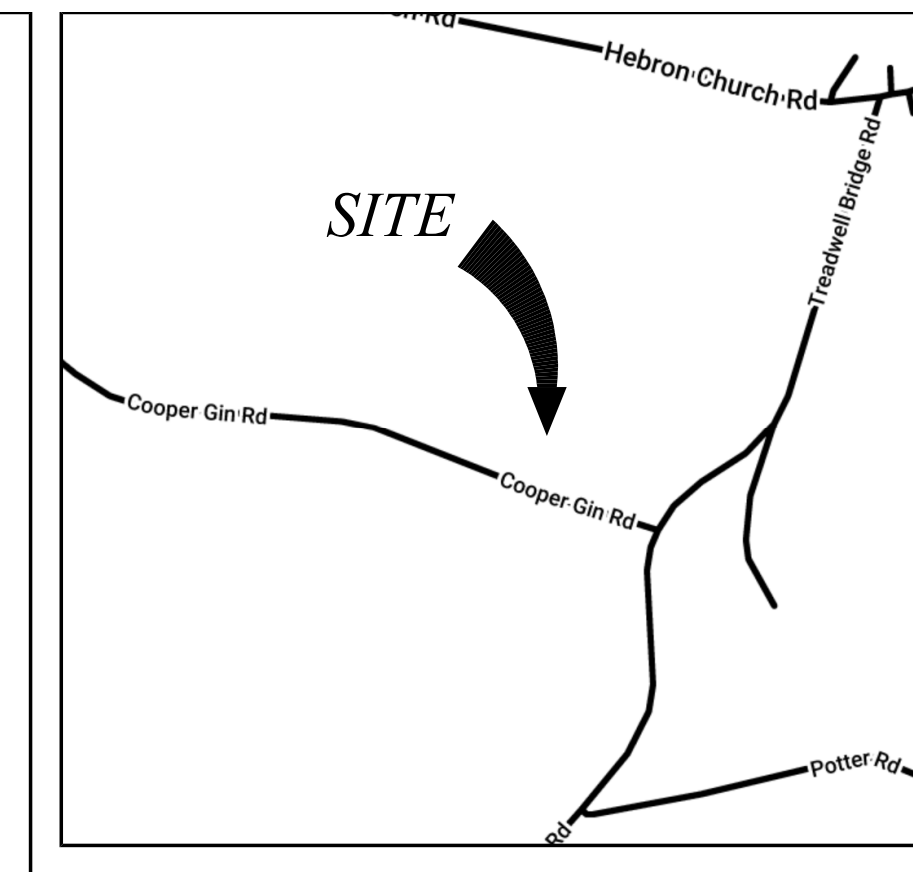
REVISIONS	DATE
THIS PLAN IS A COPYRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.	

DATE  
07/12/19

PROJECT  
19-1399S

REZONE  
MODIFICATION  
CONCEPT PLAN

SHEET  
1 OF 1



VICINITY MAP  
NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
MATTHEW D. ULMER, GA. RLS#3069  
P.O. BOX 269 WATKINSVILLE, GA 30677  
MATT@BASELINEGA.COM 706-614-1952

APPLICANT: STEDMAN ANGLIN

1. TOTAL PROJECT ACREAGE: 6.95 ACRES

2. TAX PARCEL #: A 01 060A

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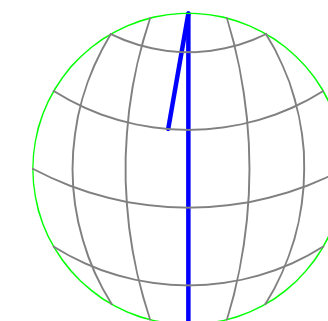
5. EXISTING ZONE AR  
PROPOSED ZONE AR WITH MODIFICATIONS TO REZONE NO. 777.

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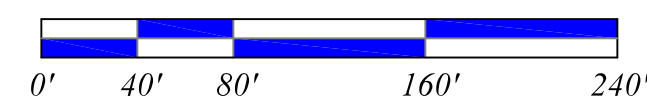
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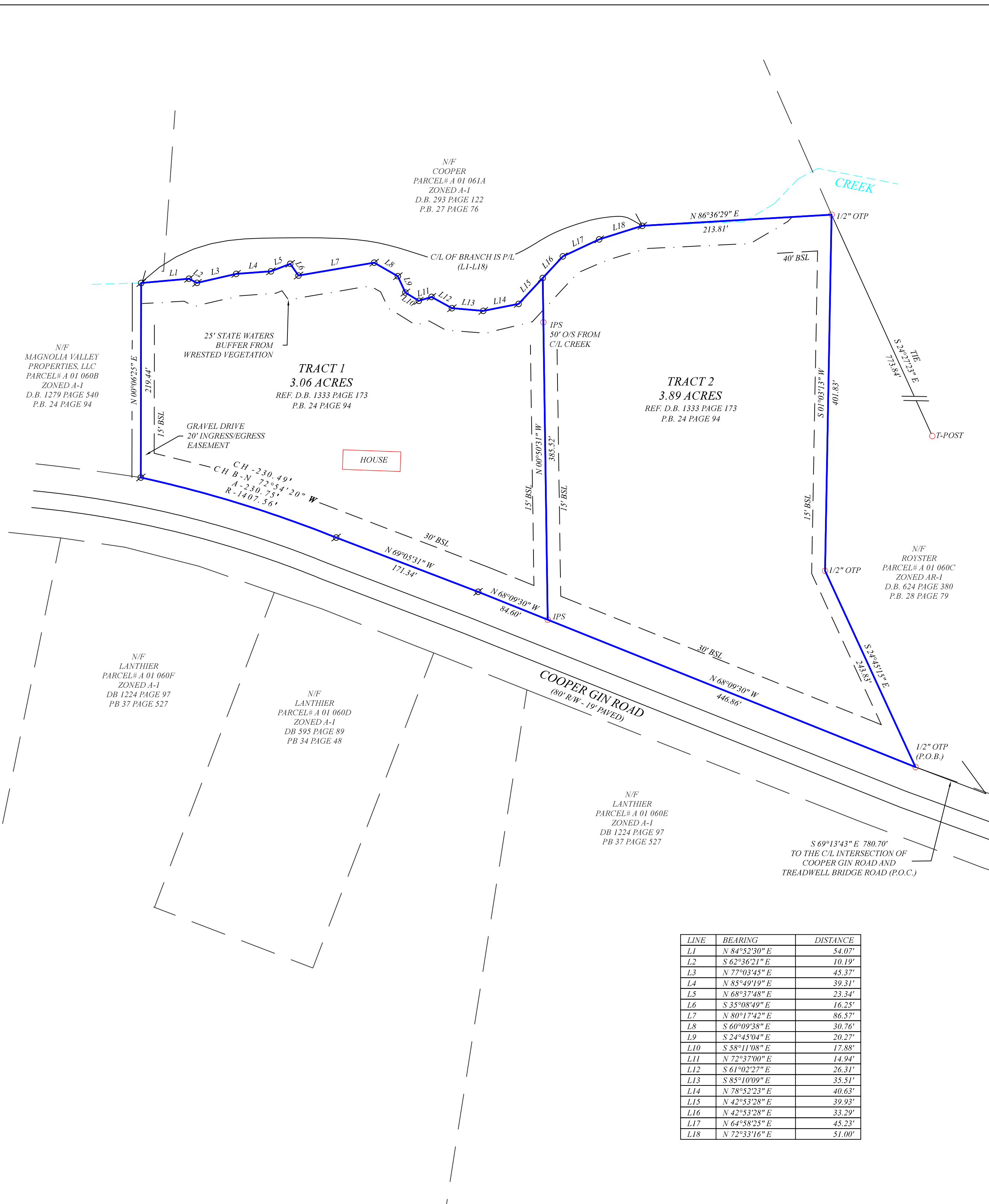
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Dr. Jason L. Branch, *Superintendent*



Tom Odom, *Board Chair*  
Kim Argo, *Board Vice Chair*  
Wayne Bagley, *Post 5*  
Tim Burgess, *Post 4*  
Amy Parrish, *Post 2*

OCONEE COUNTY SCHOOLS

August 19, 2019

Guy Herring, Director  
Oconee County Planning & Code Enforcement  
P.O. Box 145  
Watkinsville, GA 30677

Mr. Herring,

Thank you for sending the Oconee County Planning Commission's Agenda for the August 19, 2019 Planning Commission Meeting and the minutes from the July 15, 2019 meeting to the Operations Division at Oconee County Schools.

We have reviewed the following rezone requests. These four items come to a total of 52 lots which equates to 26 students. This will impact our North Attendance Zone, specifically the following elementary schools: MBES, DCES, and RBES. Malcom Bridge Middle School, which is already over capacity by 48 students, will also be impacted and NOHS. In addition, there are 1794 active permits in the North Attendance Zone for development that are currently issued.

1. Rezone #7838, RWJ, Inc., AG to R-1,  $\pm 10.07$  acres, Long Road and Mars Hill Road. Residential Subdivision.
2. Rezone #7851, Sapphire Properties, LP, AG to R-2,  $\pm 42.482$  acres, Ruth Jackson Road. Residential Subdivision.
3. Rezone #7852, Mary Lou Mays Anglin, AR to AR with modifications to Rezone #777,  $\pm 6.89$  acres, Cooper Gin Rd. Residential.
4. Rezone #7853, Tracie Hedges, AG to AR,  $\pm 5.00$  acres, Moores Ford Rd. Residential.

We appreciate you continuing to send these items to us to review.

Very respectfully,

Brock Toole  
Chief Operations Officer  
Oconee County Schools