

**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 AG (Agricultural District) to AR (Agricultural Residential District) pursuant to an application for rezoning of property owned by Jeffrey B. Bell submitted on May 24, 2021.

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 Pittman Engineering, PC on May 24, 2021, requesting rezoning of a ±13.19-acre tract of land located at the intersection of Colham Ferry Road in the 225th G.M.D., Oconee County, Georgia, (portion of tax parcel no. B-07-041), 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 AG (Agricultural District) to AR (Agricultural Residential 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 July 19, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 3, 2021.

ADOPTED AND APPROVED, this 3rd day of August, 2021.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson, Board of Commissioners

EXHIBIT "A" TO REZONE NO P21-0112

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CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Unless a hardship variance is approved by the Board of Commissioners, all lots shall be accessed only from an interior subdivision street and a one-foot no-access easement along Colham Ferry Road shall be shown on the preliminary plat and final plat for the project.

TAX MAP

Rezone # P21-0112 - Jeffrey B. Bell

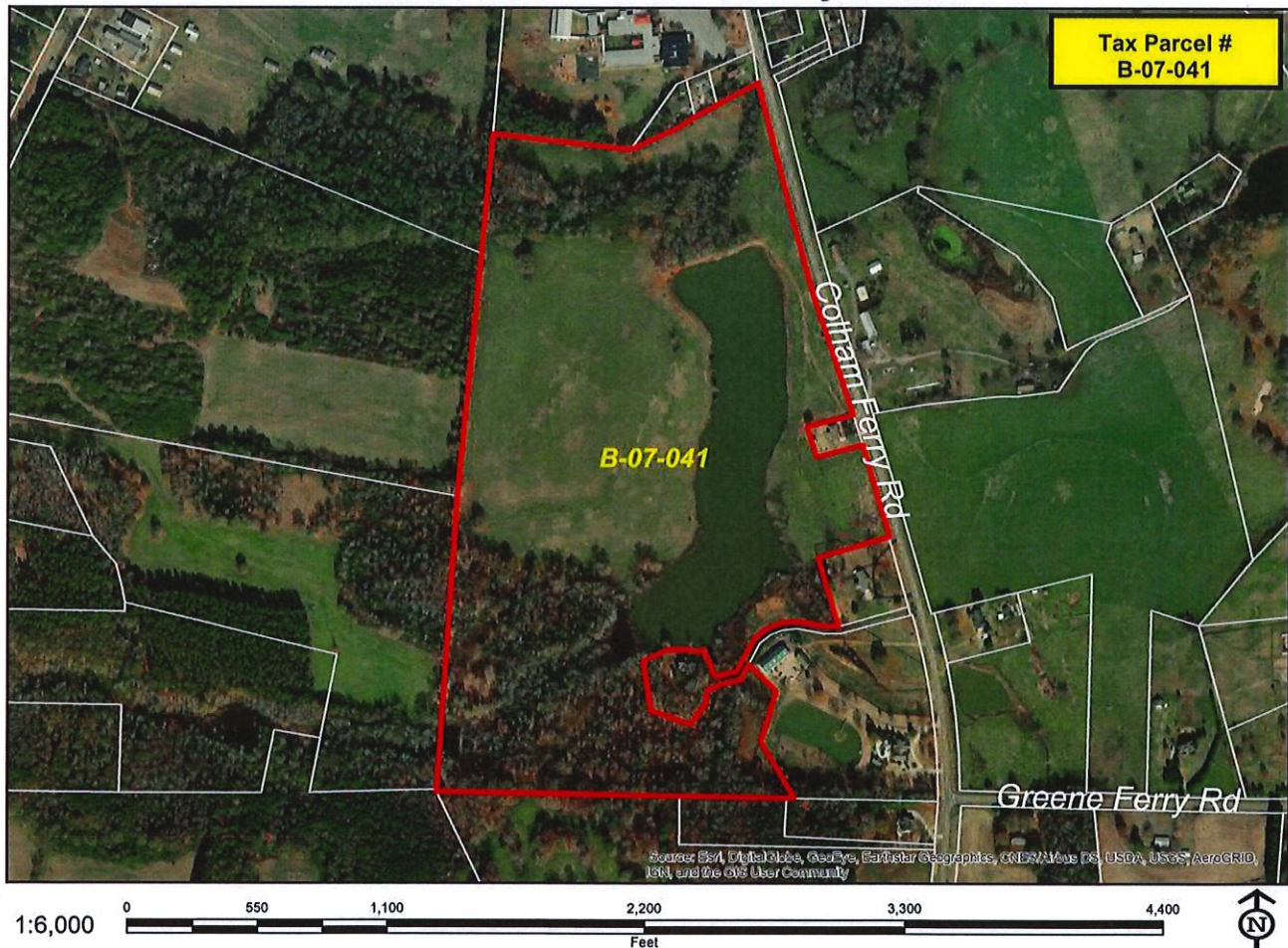


EXHIBIT "A" TO REZONE NO P21-0112

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LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land, together with all improvements thereon, containing 13.19 acres, more or less, lying and being in the 225th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Tract 1: 5.99 ACRES

Beginning at a PK nail at the intersection of Colham Ferry Road and Greene Ferry Road, thence South 73 degrees 13 minutes 18 seconds West, 41.10 feet to an iron pin along the westerly margin of right-of-way of Colham Ferry Road, thence leaving said right-of-way North 89 degrees 00 minutes 00 seconds West, 610.96 feet to an iron pin; thence North 89 degrees 00 minutes 00 seconds West, 479.04 feet to an iron pin; thence North 89 degrees 00 minutes 00 seconds West, 1040.56 feet to a rock; thence North 03 degrees 57 minutes 43 seconds East, 1254.96 feet to an iron pin; thence North 05 degrees 26 minutes 21 seconds East, 1540.89 feet to an iron pin; thence South 81 degrees 59 minutes 29 seconds East, 600.00 feet to an iron pin; thence North 59 degrees 42 minutes 19 seconds East, 209.04 feet to an iron pin; thence North 68 degrees 01 minutes 59 seconds East, 105.00 feet to an iron pin; thence North 58 degrees 50 minutes 21 seconds East, 109.08 feet to an iron pin; thence North 57 degrees 22 minutes 40 seconds East, 189.12 feet to an iron pin along the westerly margin of right-of-way of Colham Ferry Road; thence along the right-of-way of Colham Ferry Road South 14 degrees 30 minutes 24 seconds East, 507.05 feet to a point; thence leaving said right-of-way North 83 degrees 09 minutes 07 seconds West, 249.10 feet to a point; thence South 00 degrees 01 minutes 18 seconds West, 374.15' feet to a point; thence South 69 degrees 10 minutes 30 seconds East, 179.47' feet to a point; thence South 10 degrees 16 minutes 36 seconds West, 644.05' feet to a point; thence North 75 degrees 13 minutes 11 seconds East, 291.22 feet to a point, said point being the TRUE POINT OF BEGINNING; thence North 17 degrees 17 minutes 19 seconds West, 134.64 feet to a point; thence South 75 degrees 13 minutes 11 seconds West, 201.93 feet to a point; thence North 16 degrees 31 minutes, 02 seconds West, 404.79 feet to a point; thence North 73 degrees 40 minutes 08 seconds East, 315.02 feet to a point; thence North 73 degrees 40 minutes 08 seconds East, 334.98 feet to a point; thence South 16 degrees 31 minutes 02 seconds East, 244.80 feet to a point; thence South 10 degrees 16 minutes 36 seconds West, 195.95 feet to a point; thence North 75 degrees 13 minutes 11 seconds East, 360.00 feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Tract 1 as depicted on a composite plat by Pittman Engineering, PC dated 06.08.2021.

Tract 2: 7.20 ACRES

Beginning at a PK nail at the intersection of Colham Ferry Road and Greene Ferry Road, thence South 73 degrees 13 minutes 18 seconds West, 41.10 feet to an iron pin along the westerly margin of right-of-way of Colham Ferry Road, thence leaving said right-of-way North 89 degrees 00 minutes 00 seconds West, 610.96 feet to an iron pin; thence North 89 degrees 00 minutes 00 seconds West, 479.04 feet to an iron pin; thence North 89 degrees 00 minutes 00 seconds West, 1040.56 feet to a rock; thence North 03 degrees 57 minutes 43 seconds East, 1254.96 feet to an iron pin; thence North 05 degrees 26 minutes 21 seconds East, 1540.89 feet to an iron pin; thence South 81 degrees 59 minutes 29 seconds East, 600.00 feet to an iron pin; thence North 59 degrees 42 minutes 19 seconds East, 209.04 feet to an iron pin; thence North 68 degrees 01 minutes 59 seconds East, 105.00 feet to an iron pin; thence North 58 degrees 50 minutes 21 seconds East, 109.08 feet to an iron pin; thence North 57 degrees 22 minutes 40 seconds East, 189.12 feet to an iron pin along the westerly margin of right-of-way of Colham Ferry Road; thence along the right-of-way of Colham Ferry Road South 14 degrees 30 minutes 24 seconds East, 507.05 feet to a point, said point being the TRUE POINT OF BEGINNING; thence leaving said right-of-way North 83 degrees 09 minutes 07 seconds West, 249.10 feet to a point; thence South 00 degrees 01 minutes 18 seconds West, 374.15' feet to a point; thence South 69 degrees 10 minutes 30 seconds East, 179.47' feet to a point; thence South 10 degrees 16 minutes 36 seconds West, 644.05' feet to a point; thence North 75 degrees 13 minutes 11 seconds East, 291.22 feet to a point; thence North 75 degrees 30 minutes 17 seconds East, 200.71' feet to an iron pin along the westerly margin of right-of-way of Colham Ferry Road; thence along the right-of-way of Colham Ferry Road North 18 degrees 30 minutes 40 seconds West, 361.72' feet to a point; thence continuing along the right-of-way of Colham Ferry Road 493.77 feet along an arc of a curve to the right, said curve having a radius of 7065.23 feet, a chord bearing of North 16 degrees 30 minutes 32 seconds West, and a chord distance of 493.67 feet to a point; thence continuing along the right-of-way of Colham Ferry Road North 14 degrees 30 minutes 24 seconds West, 104.45' feet to the TRUE POINT OF BEGINNING.

Said tract being the same as Tract 2 as depicted on a composite plat by Pittman Engineering, PC dated 06.08.2021.

EXHIBIT "A" TO REZONE NO P21-0112

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NARRATIVE

BELL LAKE SUBDIVISION

REZONE SUBMITTED 05/24/2021 revised 06/08/2021

GENERAL DATA

Property Address: Colham Ferry Road (The west side of Colham Ferry Road, north of the Colham Ferry Rd. and Greene Ferry Rd. Intersection)
Parcel: B07-041
Owner: Jeffrey B. Bell
Existing Zoning: AG
Proposed Zoning: AR
Existing Use: Agricultural Property
Proposed Use: Single-Family Residential
Property Area: 93.68 acres
Rezoned Area: 13.195 acres

Once zoning is approved in approximately August 2021 then site development plans will be created and permitted to begin construction in early 2022. The project will be built in a single phase.

BUFFERS

No buffers are required by the OC-UDC.

SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$3.5 Million.

ADJACENT LAND USES AND ZONING

North – Residential Lots & Colham Ferry Elementary School
West – AG zoned property and Thaxton Storage and Rental (DR zoned property-City of Watkinsville)
South – AG zoned property
East – Colham Ferry Road & AG zoned property

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property is 93.68 acres and is currently zoned AG and undeveloped. The property owner is Jeffrey B. Bell. The owner is seeking to rezone a 13.195 acre portion of the property from AG to AR to create a residential subdivision.

SITE DESCRIPTION

The property is located on the west side of Colham Ferry Road, north of the Colham Ferry Rd. and Greene Ferry Rd. intersection. The Character Area for the property and its surrounding properties is identified as 'Country Estates' according to the Oconee Future Development Map.

The property is mostly pasture with wooded areas and contains Bell Lake. Slopes onsite range from 2 to 25%. The site drains primarily to the north.

PROPOSED USE

The proposed use of the property is a single family residential subdivision. Homes will range in size from approximately 2,000 sf. to 2,400 sf. The proposed architectural design theme is a craftsman style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.

ACCESS

Access will be via individual driveways from Colham Ferry Road (a variance accompanies this rezoning request).

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak	
Single Family Detached Housing (≥10)		5	47	4	5

WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8" water main exists in the right-of-way of Colham Ferry Road. A water main extension is proposed for the development. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. Estimated water usage is 4,320 gpd which includes these 5 lots as well as 11 lots on the backside of the lake which are not part of the rezoning request.

SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey map has been prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county health department and state regulations.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

Electricity and data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

Stormwater Management will be managed by Bell Lake to control water runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the lake, sheetflow from the homes into the lake will take place. Water Quality, if required will be provided on each individual lot per home.

IMPACT TO SCHOOL SYSTEM

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots proposed.

PROJECT SCHEDULE

ARCHITECTURAL IMAGES



EXHIBIT "A" TO REZONE NO P21-0112

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PLAT

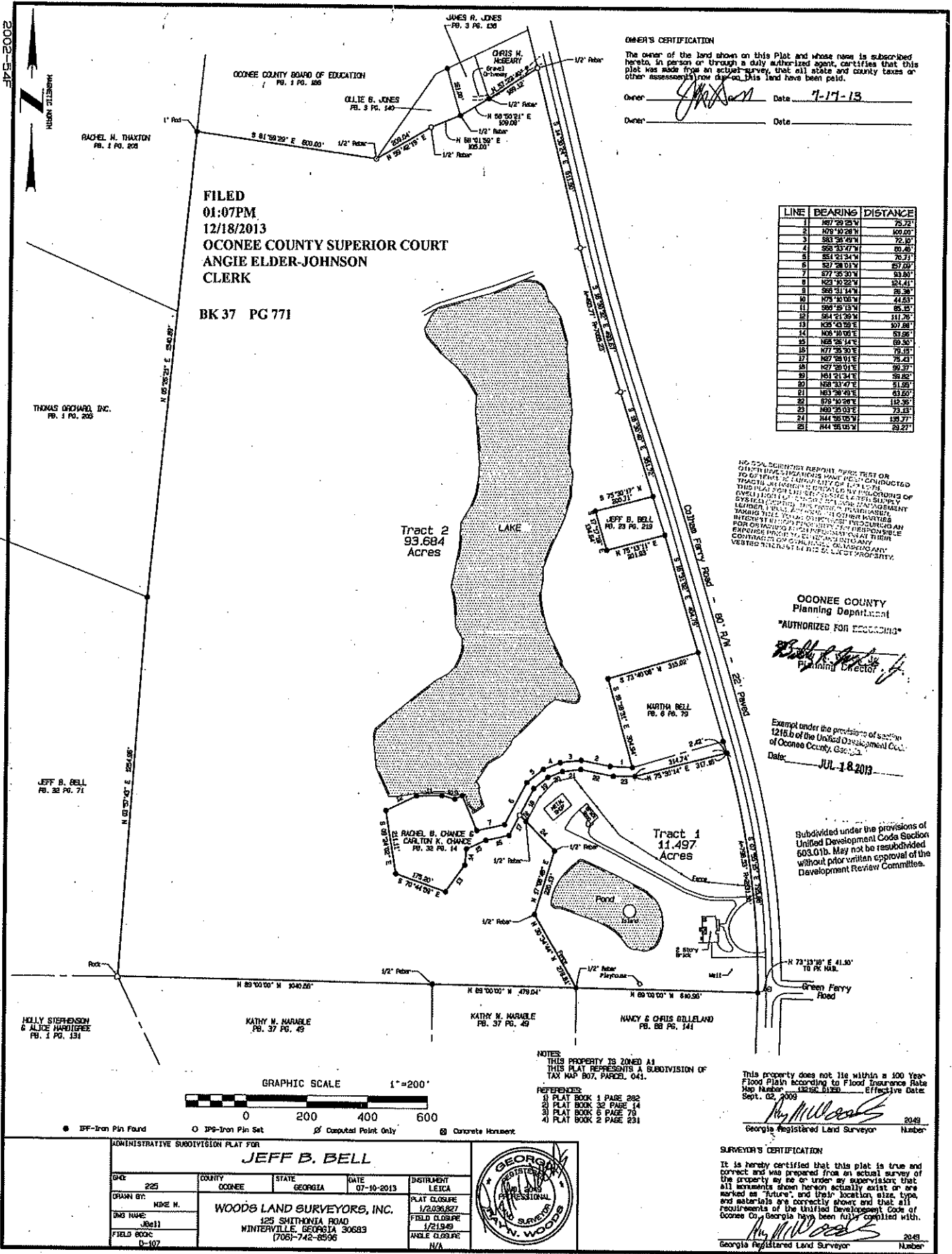
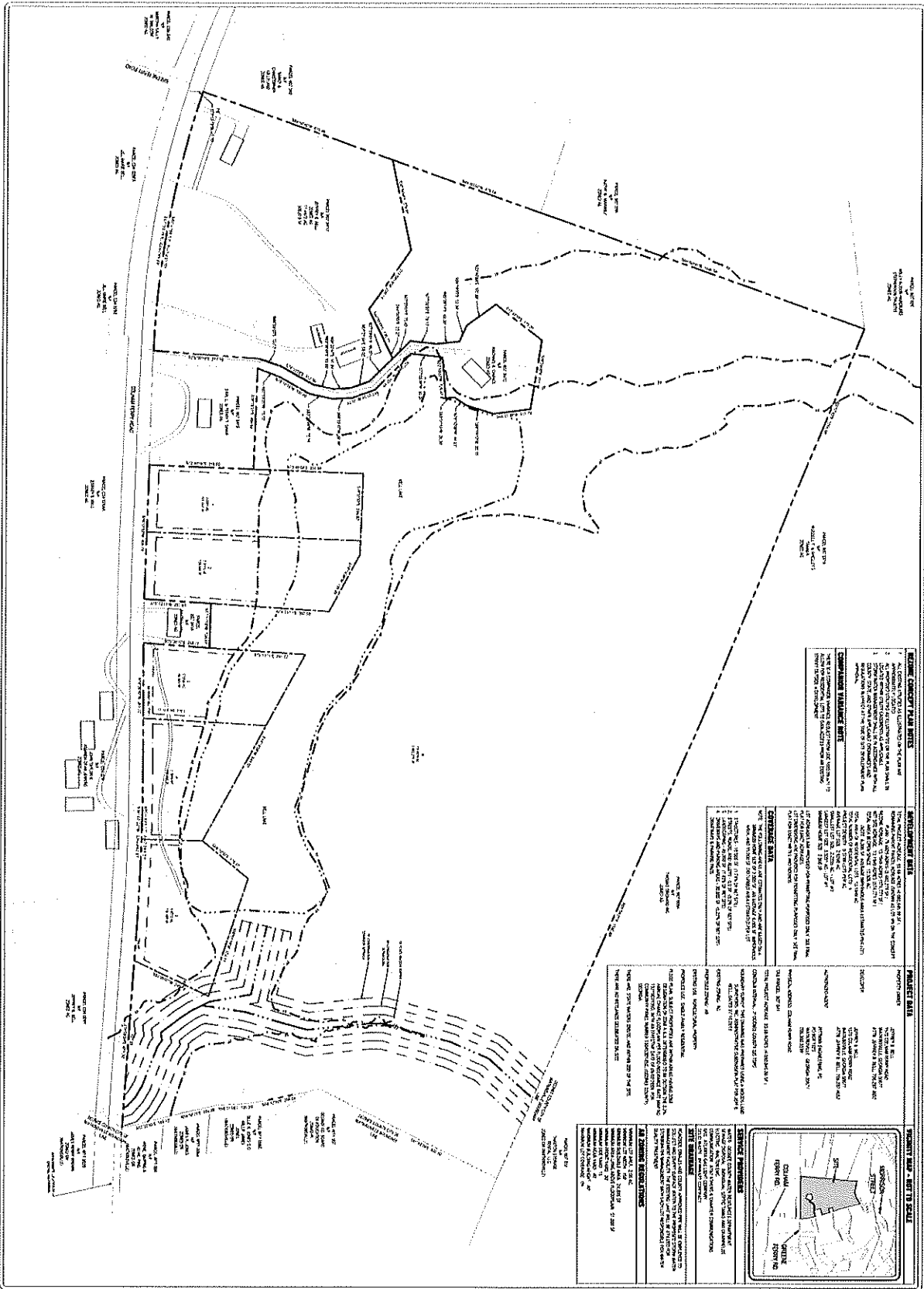


EXHIBIT "A" TO REZONE NO P21-0112

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CONCEPT PLAN



ECONOMIC DEVELOPMENT PLAN NOTES

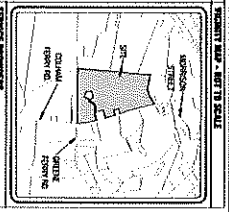
1. ALL ECONOMIC DEVELOPMENT PLAN NOTES SHALL BE IN ACCORDANCE WITH THE ECONOMIC DEVELOPMENT PLAN ACT (O.C.G.A. § 12-12-1) AND THE ECONOMIC DEVELOPMENT PLAN REGULATIONS (O.C.G.A. § 12-12-2).
2. THE ECONOMIC DEVELOPMENT PLAN SHALL BE A STATEMENT OF THE PROJECT'S ECONOMIC DEVELOPMENT PLAN AND SHALL BE IN ACCORDANCE WITH THE ECONOMIC DEVELOPMENT PLAN ACT (O.C.G.A. § 12-12-1) AND THE ECONOMIC DEVELOPMENT PLAN REGULATIONS (O.C.G.A. § 12-12-2).
3. THE ECONOMIC DEVELOPMENT PLAN SHALL BE A STATEMENT OF THE PROJECT'S ECONOMIC DEVELOPMENT PLAN AND SHALL BE IN ACCORDANCE WITH THE ECONOMIC DEVELOPMENT PLAN ACT (O.C.G.A. § 12-12-1) AND THE ECONOMIC DEVELOPMENT PLAN REGULATIONS (O.C.G.A. § 12-12-2).

CONTRACTOR'S NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

PROJECT DATA

PROJECT NAME: BELL LAKE SUBDIVISION
 PROJECT ADDRESS: 93.56 AC. - COLHAM FERRY ROAD, OCONEE COUNTY, GEORGIA
 PROJECT NUMBER: P21-0112
 PROJECT DATE: 11/11/21



REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/21	ISSUED FOR PERMITTING

01

BELL LAKE SUBDIVISION

BELL LAKE SUBDIVISION
 93.56 AC. - COLHAM FERRY ROAD
 OCONEE COUNTY, GEORGIA

PITTMAN ENGINEERING PC
 PO BOX 1023
 WATKINSVILLE GA 30677
 P. 706-340-5599
 WWW.PITTMANENGINEER.COM

NO.	REVISION

© Project No. 2021-0112 Bell Lake Subdivision, Bell County, Georgia, Project No. P21-0112, 11/11/21, 11/11/21, 11/11/21



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

REZONE CASE #: P21-0112

DATE: July 9, 2021

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Pittman Engineering

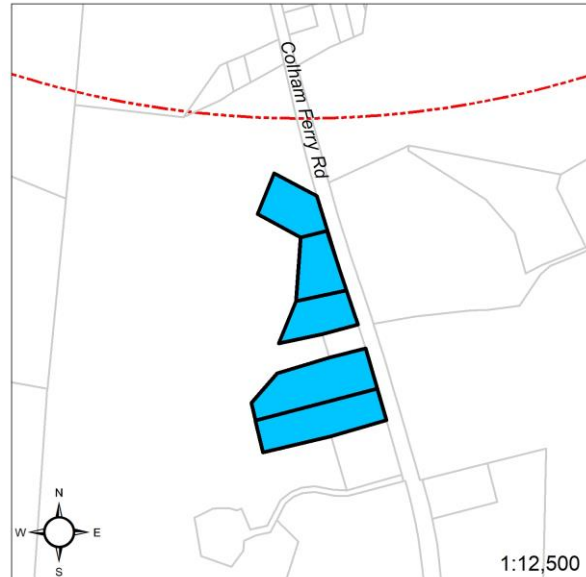
PROPERTY OWNER: Jeffrey B. Bell

LOCATION: The west side of Colham Ferry Road; a
portion of tax parcel B-07-041

PARCEL SIZE: ±13.19 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Undeveloped



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Country Estates

ACTION REQUESTED: Rezone a 13-acre portion of the property from AG (Agricultural Residential District) to AR (Agricultural Residential District) for the purposes of developing a residential subdivision. This rezone is accompanied by hardship variance #P21-0113 to allow the proposed lots access from Colham Ferry Road rather than an interior subdivision street.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: July 19, 2021

BOARD OF COMMISSIONERS: August 3, 2021

ATTACHMENTS: Application
Narrative
Zoning Impact Analysis
Aerial Imagery
Zoning Map
Future Development Map
Plat of Survey
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Agricultural Colham Ferry Elementary School Single-family residential	AG Public Institutional (City of Watkinsville) Detached Residential (City of Watkinsville)
SOUTH	Vacant/Pasture Single-Family Residential	AG (Agricultural District)
EAST	Vacant/Pasture Single-Family Residential	AG (Agricultural District)
WEST	Vacant/Pasture Single-Family Residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant proposes to rezone a portion of the property (± 13.19 acres) from AG (Agricultural District) to AR (Agricultural Residential District) in order to develop a residential subdivision, as follows:
 - Five 2-3 acre lots with homes ranging in size from 2,000 square feet to 2,400 square feet
 - Craftsman style architecture with pitched shingle roofs, shed dormers, wide overhanging eaves, wood masonry columns, and divided light windows/doors. Predominant exterior materials would be cementitious plank siding, with the combination of stone or brick water tables, shingle siding accents, and composite trim and ornamentation (see attached representative architecture photographs).
- The estimated value of the project is \$3.5 million.
- Construction is estimated to begin in early 2022 and the development would be completed in a single phase.

PROPOSED TRAFFIC PROJECTIONS

- An additional 47 average daily trips including 4 AM peak hour trips and 5 PM peak hour trips are projected (10th Edition ITE Trip Generation Manual).

PUBLIC FACILITIES

Water:

- The property is proposed to utilize County water services and a water main extension from Colham Ferry Road is proposed for the development.
- The Water Resources Department has indicated in a letter dated 05/24/2021 that potable water is available at this location.

Sewer:

- The proposed lots would be served by individual septic systems.

Roads:

- The applicant has applied for a hardship variance (P21-0113) to allow access via individual driveways off of Colham Ferry Road rather than access from an interior subdivision street.

ENVIRONMENTAL

- State waters, jurisdictional wetlands, and a conservation corridor exist on the parent parcel and on a small area of proposed lot 5. The proposed parcels all have a flood plain that runs through the northern portion of each parcel.
- No development is proposed for these environmental areas and all environmental buffers would be maintained.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

- Recommended condition: At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

OCONEE COUNTY FIRE DEPARTMENT

- No comments

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Recommended condition: The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.

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. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**
Nearby properties are primarily agricultural and residential with AG, AR-3 or AR zoning. Nearby lot sizes range from 1 acre or less to large agricultural tracts of 25 or more acres. Staff holds that the zoning proposal is suitable in view of the existing uses, development, and zoning of nearby property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
The property has a reasonable economic use for single-family residential and agricultural uses as currently zoned.
- C. The extent to which the zoning proposal promotes the health, safety, morals or general welfare of the public with consideration to:**
- i. Population density and effect on community facilities such as streets, schools, water, and sewer;**
A small increase in population density and proportionate demand on streets, schools, water, and sewer services is anticipated should the requested 5 residential lots be approved.
 - ii. Environmental impact;**
Environmentally sensitive areas are known to exist on a portion of the property as described above. No development is proposed in these areas and all environmental buffers would be maintained.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The proposed development is in keeping with surrounding uses. However, the number of additional curb cuts at this location may have a negative impact on nearby property in terms of traffic impacts and traffic safety. Staff holds that access from an interior subdivision street would be a more appropriate design for the project.
- D. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.**
The property is not currently vacant; this standard is not applicable to the present request.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
The AR zoning district is intended "to allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development" ([Unified Development Code Sec. 205.02](#)). Staff holds that the request is consistent with the stated purpose of the proposed zoning district.

F. Whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Staff finds no other existing or changing conditions which give supporting grounds for either approval or disapproval of the zoning proposal.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject property lies within the Country Estates Character Area as shown on the [2040 Character Areas Map](#). This Character Area is primarily medium-density residential, “provides a transition between the more rural areas of the county and traditional suburban residential development and provides an ‘edge’ between the urban and rural fringe” ([2018 Comprehensive Plan p. 34](#)). For subdivisions in the Country Estates Character Area, a density of one dwelling unit per 2 acres is supported by the Comprehensive Plan ([2018 Comprehensive Plan p. 35](#)). Staff holds that the present request is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

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

Numerous undeveloped AR-zoned properties exist within the county that would permit the lot size requested.

STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of this request subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner's development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. Unless a hardship variance is approved by the Board of Commissioners, all lots shall be accessed only from an interior subdivision street and a one-foot no-access easement along Colham Ferry Road shall be shown on the preliminary plat and final plat for the project.



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

- Rezoning from: AG to AR Change in Conditions of Approval for Case # : _____
- Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Frank Pittman, Pittman Engineering, PC
 Address: 1020 Barber Creek Drive
(No P.O. Boxes)
Suite 113
Watkinsville, GA 30677
 Telephone: (706) 340-5599
 Email: fpittman@pittmanengineer.com

Property Owner

Name: Jeffrey B. Bell
 Address: 1570 Colham Ferry Road
(No P.O. Boxes)
Watkinsville GA, 30677
 Telephone: (706) 207-4652

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: 05/23/2021 Notarized: [Signature]



Property

Location: The west side of Colham Ferry Road, north of the
(Physical Description)
Colham Ferry Rd. and Greene Ferry Rd. intersection
 Tax Parcel Number: B-07-041 (a portion of) (FP)
 Size (Acres): ~~14.2004~~ 13.195 (FP) Current Zoning: AG

Use

Current Use: Agricultural Property
 Proposed Use: Single-Family Residential

Future Development Map—Character Area Designation: Country Estates

Attachments (check all that apply)

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

For Oconee County Staff Use Only

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

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

BELL LAKE SUBDIVISION

REZONE SUBMITTED 05/24/2021 revised 06/08/2021

GENERAL DATA

Property Address: Colham Ferry Road (The west side of Colham Ferry Road, north of the Colham Ferry Rd. and Greene Ferry Rd. intersection)

Parcel: B07-041

Owner: Jeffrey B. Bell

Existing Zoning: AG

Proposed Zoning: AR

Existing Use: Agricultural Property

Proposed Use: Single-Family Residential

Property Area: 93.68 acres

Rezone Area: 13.195 acres

ADJACENT LAND USES AND ZONING

North – Residential Lots & Colham Ferry Elementary School

West – AG zoned property and Thaxton Storage and Rental (DR zoned property-City of Watkinsville)

South – AG zoned property

East – Colham Ferry Road & AG zoned property

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property is 93.68 acres and is currently zoned AG and undeveloped. The property owner is Jeffrey B. Bell. The owner is seeking to rezone a 13.195 acre portion of the property from AG to AR to create a residential subdivision.

SITE DESCRIPTION

The property is located on the west side of Colham Ferry Road, north of the Colham Ferry Rd. and Greene Ferry Rd. intersection. The Character Area for the property and its surrounding properties is identified as 'Country Estates' according to the Oconee Future Development Map.

The property is mostly pasture with wooded areas and contains Bell Lake. Slopes onsite range from 2 to 25%. The site drains primarily to the north.

PROPOSED USE

The proposed use of the property is a single family residential subdivision. Homes will range in size from approximately 2,000 sf. to 2,400 sf. The proposed architectural design theme is a craftsman style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.

ACCESS

Access will be via individual driveways from Colham Ferry Road (a variance accompanies this rezone request).

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10th Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	5	47	4	5

WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8” water main exists in the right-of-way of Colham Ferry Road. A water main extension is proposed for the development. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. Estimated water usage is 4,320 gpd which includes these 5 lots as well as 11 lots on the backside of the lake which are not part of the rezone request.

SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey map has been prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county health department and state regulations

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

Electricity and data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

Stormwater Management will be managed by Bell Lake to control water runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the lake, sheetflow from the homes into the lake will take place. Water Quality, if required will be provided on each individual lot per home.

IMPACT TO SCHOOL SYSTEM

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots proposed.

PROJECT SCHEDULE

Once zoning is approved in approximately August 2021 then site development plans will be created and permitted to begin construction in early 2022. The project will be built in a single phase.

BUFFERS

No buffers are required by the OC-UDC.

SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$3.5 Million.

REPRESENTATIVE ARCHITECTURE







ZONING IMPACT ANALYSIS

Rezone Consideration Standards

Bell Lake Subdivision - Residential Development

A. Consider whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property:

The proposed use and zoning is suitable given the site's location. The property is currently zoned AG for agricultural uses. The property can be administratively split into lots. Existing uses and zonings in the immediate vicinity are residential and agricultural. Lots of similar sizes already exist in the vicinity. There are multiple AR zoned subdivisions in the vicinity.

B. Consider whether the property to be rezoned has a reasonable economic use as currently zoned:

Under the existing AG zoning classification, the property has a reasonable economic use as currently zoned, although minimal. Residential lots and uses are allowed under the AG zoning classification; however, the property must be rezoned in order to allow the development of the property into a residential subdivision.

C. Consider the extent to which the zoning proposal 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:

Roads presently serving the site and the general area will experience minimum impact. The project is proposed to be on County water and utilize septic systems onsite. A water main extension will be required from the existing water main located in the Colham Ferry Road right-of-way. Due to the nature of the project, there will be an increase in children in the school system, although not significant since only 5 lots are proposed.

(2) Environmental impact:

Potential increase in storm-water runoff will be mitigated through the use of a storm water management facility to be designed in compliance with Oconee County ordinances. Enhanced "best management practices" will be employed to address soil erosion/sediment control concerns.

(3) Effect on the existing use, usability and/or value of adjoining property:

No negative effects are anticipated on adjoining property values. Lots of similar sizes already exist in the vicinity.

D. Consider the length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property:

The property has been zoned AG since the initiation of zoning classifications in Oconee County. Current trends in this area of the county have been predominantly toward residential developments.

E. Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested:

The purpose of the requested AR zoning is consistent with the proposed use for the property and is consistent with the OC Comp Plan.

F. Consider whether there are other existing or changing conditions or land use patterns affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:

The development patterns in the area have been primarily for residential developments with approved subdivisions along Greene Ferry Road and Colham Ferry Road.

G. Consider the conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan:

The Character Areas Map illustrates the property as Country Estates. The Country Estates Character Area is defined as “a low-intensity residential community reminiscent of a rural environment. Areas within this Character Area are lands that are undeveloped but rarely or no longer in agricultural production or have been developed as “estate farms” or large-lot subdivisions. This Character Area provides a transition between the more rural areas of the county and traditional suburban residential development and provides an “edge” between the urban and rural fringe.

Development strategies include: retaining and conserving the low-intensity character in the area with a residential density of 1 to 2 acres per dwelling unit (DU).

Development guidelines within the unincorporated areas of the county include Agricultural Residential Two Acre Lot subdivisions.

Recognizing the Character Areas Map as a guide, and that the Country Estates Character Area development guidelines allow for two acre lot residential subdivisions, then the AR zoning and proposed subdivision are consistent with the Character Areas Map and is in keeping with the goals and objectives of the Oconee County Comprehensive Plan.

H. Consider the availability of adequate sites for the proposed use in districts that permit such use:

Currently there are no sites available with the unique character and location of the subject property in the vicinity. There are no sites that are currently zoned AR that allow a residential subdivision in the immediate area with as much character and appeal as being situated adjacent to Bell Lake. This feature makes the site unlike any other in the area.

Rezone # P21-0112 - Jeffrey B. Bell

Tax Parcel #
B-07-041

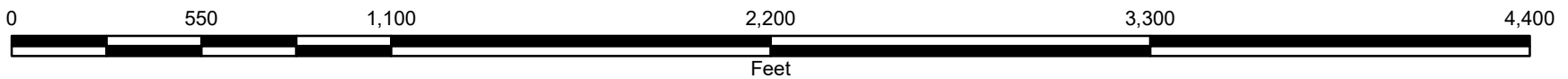
B-07-041

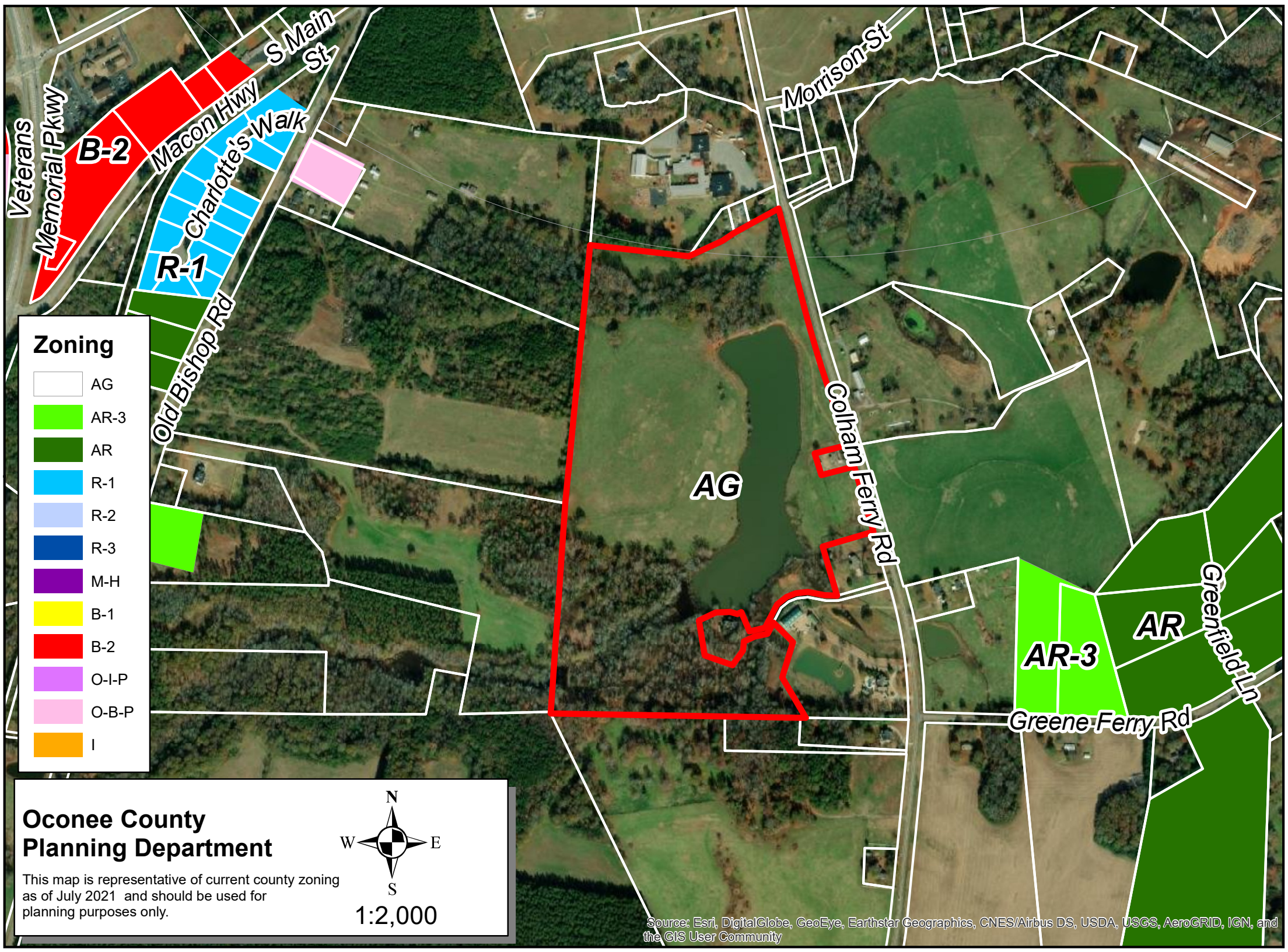
Cotham Ferry Rd

Greene Ferry Rd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:6,000



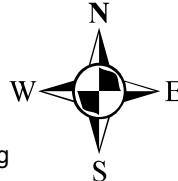


Zoning

	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

**Oconee County
Planning Department**

This map is representative of current county zoning as of July 2021 and should be used for planning purposes only.



1:2,000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

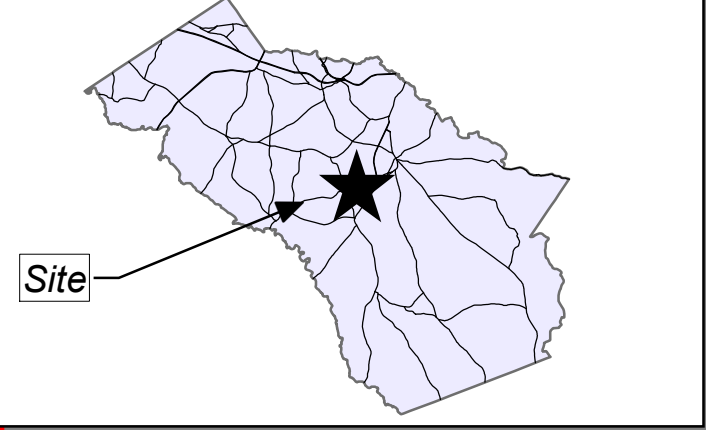
Oconee County Planning Department



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

0 245 490 980 1,470 1,960 Feet

Vicinity Map



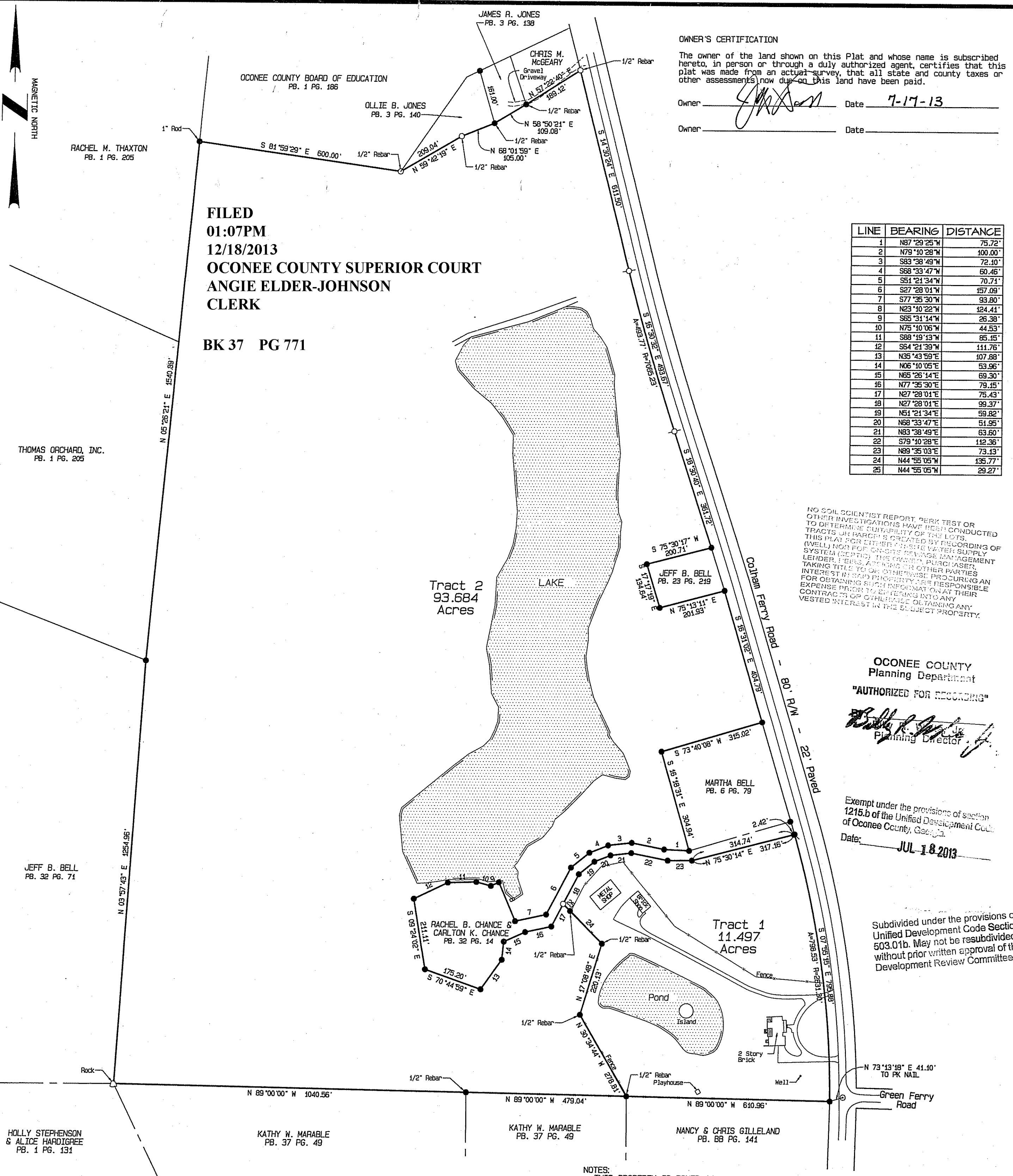
Suburban Neighborhood

Colham Ferry Rd

Country Estates

Old Bishop Rd

Greene Ferry Rd



OWNER'S CERTIFICATION

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that 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: *[Signature]* Date: 7-17-13
Owner: _____ Date: _____

FILED
01:07PM
12/18/2013
OCONEE COUNTY SUPERIOR COURT
ANGIE ELDER-JOHNSON
CLERK

BK 37 PG 771

LINE	BEARING	DISTANCE
1	N87°29'25"W	75.72'
2	N79°10'28"W	100.00'
3	S83°38'49"W	72.10'
4	S68°33'47"W	60.46'
5	S51°24'34"W	70.71'
6	S27°28'04"W	157.09'
7	S77°35'30"W	93.80'
8	N23°10'22"W	124.41'
9	S65°31'14"W	26.38'
10	N75°10'06"W	44.53'
11	S88°19'13"W	85.15'
12	S64°24'39"W	111.76'
13	N35°43'59"E	107.88'
14	N06°10'05"E	53.96'
15	N65°26'14"E	69.30'
16	N77°35'30"E	79.15'
17	N27°28'04"E	75.43'
18	N27°28'04"E	99.37'
19	N51°24'34"E	59.82'
20	N68°33'47"E	51.95'
21	N83°38'49"E	63.60'
22	S79°10'28"E	112.36'
23	N89°35'03"E	73.13'
24	N44°55'05"W	135.77'
25	N44°55'05"W	29.27'

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS. THIS PLAT FOR PARCELS CREATED BY RECORDING OF (WELL) NOR FOR ON-SITE WASTE WATER SUPPLY SYSTEM (SEPTIC). THE OWNER, PURCHASER, LEASER, LESSOR, ADJACENT OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACT OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"

[Signature]
Planning Director

Exempt under the provisions of section 1215.b of the Unified Development Code of Oconee County, Georgia.
Date: JUL 18 2013

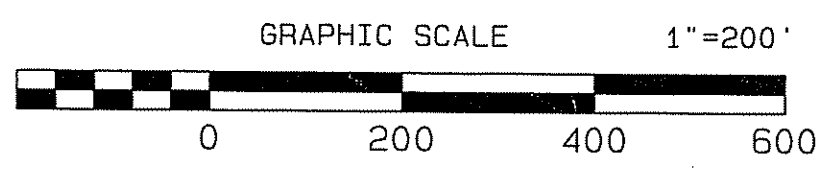
Subdivided under the provisions of Unified Development Code Section 503.01b. May not be subdivided without prior written approval of the Development Review Committee.

NOTES:
THIS PROPERTY IS ZONED A1
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP B07, PARCEL 041.

- REFERENCES:
- 1) PLAT BOOK 4 PAGE 282
 - 2) PLAT BOOK 32 PAGE 14
 - 3) PLAT BOOK 5 PAGE 79
 - 4) PLAT BOOK 2 PAGE 231

This property does not lie within a 100 Year Flood Plain according to Flood Insurance Rate Map Number 13219C 01350 Effective Date: Sept. 02, 2009

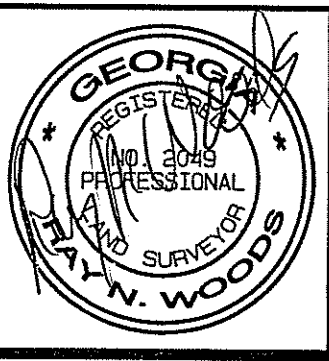
[Signature] 2049
Georgia Registered Land Surveyor Number



- IPF-Iron Pin Found
- IPS-Iron Pin Set
- ⊙ Computed Point Only
- ⊠ Concrete Monument

ADMINISTRATIVE SUBDIVISION PLAT FOR
JEFF B. BELL

GMD: 225	COUNTY: OCONEE	STATE: GEORGIA	DATE: 07-10-2013	INSTRUMENT: LEICA
DRAWN BY: MIKE W.	WOODS LAND SURVEYORS, INC. 125 SMITHONIA ROAD WINTERVILLE, GEORGIA 30683 (706)-742-8596			
DWG NAME: JBell	PLAT CLOSURE: 1/2,036,827			
FIELD BOOK: D-107	FIELD CLOSURE: 1/21,949			
	ANGLE CLOSURE: N/A			



SURVEYOR'S CERTIFICATION
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 requirements of the Unified Development Code of Oconee Co., Georgia have been fully complied with.
[Signature] 2049
Georgia Registered Land Surveyor Number

