

**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 O-I-P (Office-Institutional-Professional) to B-2 (Highway Business District) pursuant to an initiation by the Board of Commissioners of Oconee County of rezoning of property owned by Oconee County.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of a zoning change initiated by the Board of Commissioners of Oconee County, rezoning of a ±2.179 acre tract of land located on the east side of Oconee Connector and north side of Daniells Bridge Road in the 1331st G.M.D., Oconee County, Georgia, (C-01-045A), 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 O-I-P to B-2 (Highway Business District) 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 July 17, 2017, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 1, 2017.

ADOPTED AND APPROVED, this 1st day of August, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman



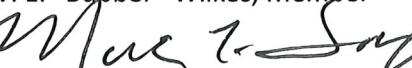
Mark Thomas, Member



Chuck Horton, Member



W. E. "Bubber" Wilkes, Member



Mark Saxon, Member

ATTEST:


Kathy Hayes
Clerk, Board of Commissioners



EXHIBIT "A" TO REZONE #7187

Page 1 of 3

CONDITIONS

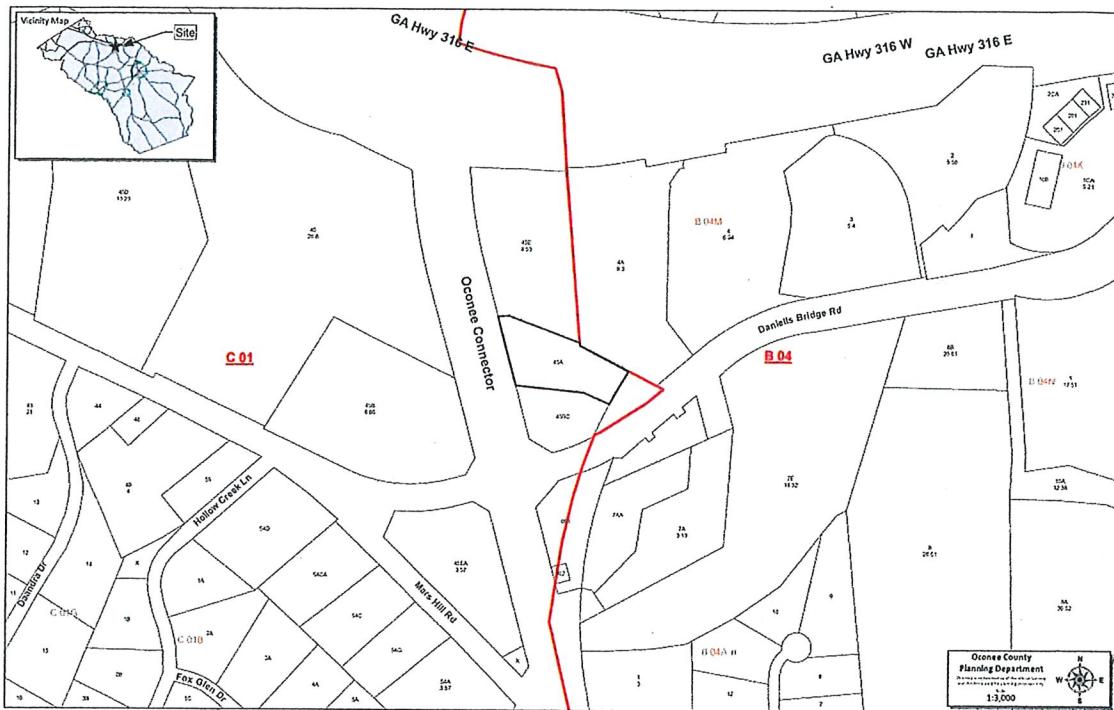
1. Development concept plan shall be approved by the Board of Commissioners prior to approval of preliminary site plan and site development plans.
2. Hotels 55 feet and under shall be approved under the normal staff review processes; All other buildings shall be approved only by a variance granted by the Board of Commissioners in accordance with provisions of the UDC.
3. The following uses shall be prohibited:

1. Farmers Market (Wholesale)	29. Carpentry Shop, Woodworking
2. Master Planned Development (MPD)	30. Vocational Rehabilitation Services
3. Planned Unit Development (PUD)	31. Libraries and Archives
4. Newspaper, Periodical, Book and Directory Publishers	32. Performing Arts Theaters: Drama, Dance, Music
5. Pawn Shop	33. Adult Entertainment
6. RV (Recreational Vehicle) Parks	34. Temporary Entertainment Events:
7. Automotive Body, Paint and Interior Repair and Maintenance	35. Temporary Event: Circus or Carnival
8. Tractor and Other Farm Equipment Repairs and Maintenance	36. Temporary Event: Community Fair
9. Home and Garden Equipment Repair and Maintenance	37. Taxidermists
10. Tattoo Parlors	38. Museums
11. Other Personal Care Services not listed above	39. Historical Sites (Commercial)
12. Coin-Operated Laundries and Dry Cleaners	40. Zoos and Botanical Gardens
13. Ambulance Services	41. Motion Picture Theaters, including Drive-Ins
14. Blood and Organ Banks	42. Stadiums, Coliseums, Arenas and Amphitheaters
15. Funeral Homes and Funeral Services	43. Racetracks
16. Pet Boarding Kennel	44. Other Spectator Sport Facilities
17. Bail Bonding or Bondsperson Services	45. Amusement Arcades
18. Other Personal Services not listed above	46. Amusement and Theme Parks, Fairgrounds
19. Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing	47. Archery or Shooting Ranges
20. General Equipment and Tool Rental Centers	48. Batting Cages
Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing	49. Billiard and Pool Halls
21. Other Commercial and Industrial Machinery and Equipment Rental and Leasing	50. Bowling Centers
22. Other Business Support Services not listed above	51. Bungee Jumping
23. Exterminating and Pest Control Services	52. Community Recreation Facility (non-profit) including YMCA, Senior Centers, Area-wide Recreation Center
24. Janitorial Services	53. Dog Parks, Pet Sitting Services
25. Landscaping Services	54. Fee Fishing Lakes
26. Carpet and Upholstery Cleaning Services	55. Fitness Centers, Health Clubs
27. Swimming Pool, Duct, Gutter and Drain Cleaning and Other Services to Buildings and Dwellings	56. Go-cart tracks and Concessions
28. Construction Contractors, Builders and Developers, with outdoor storage	57. Golf Courses and Golf Driving Ranges
	58. Ice or Roller Skating Rink
	59. Marinas

EXHIBIT "A" TO REZONE #7187

Page 2 of 3

TAX MAP



LEGAL DESCRIPTION

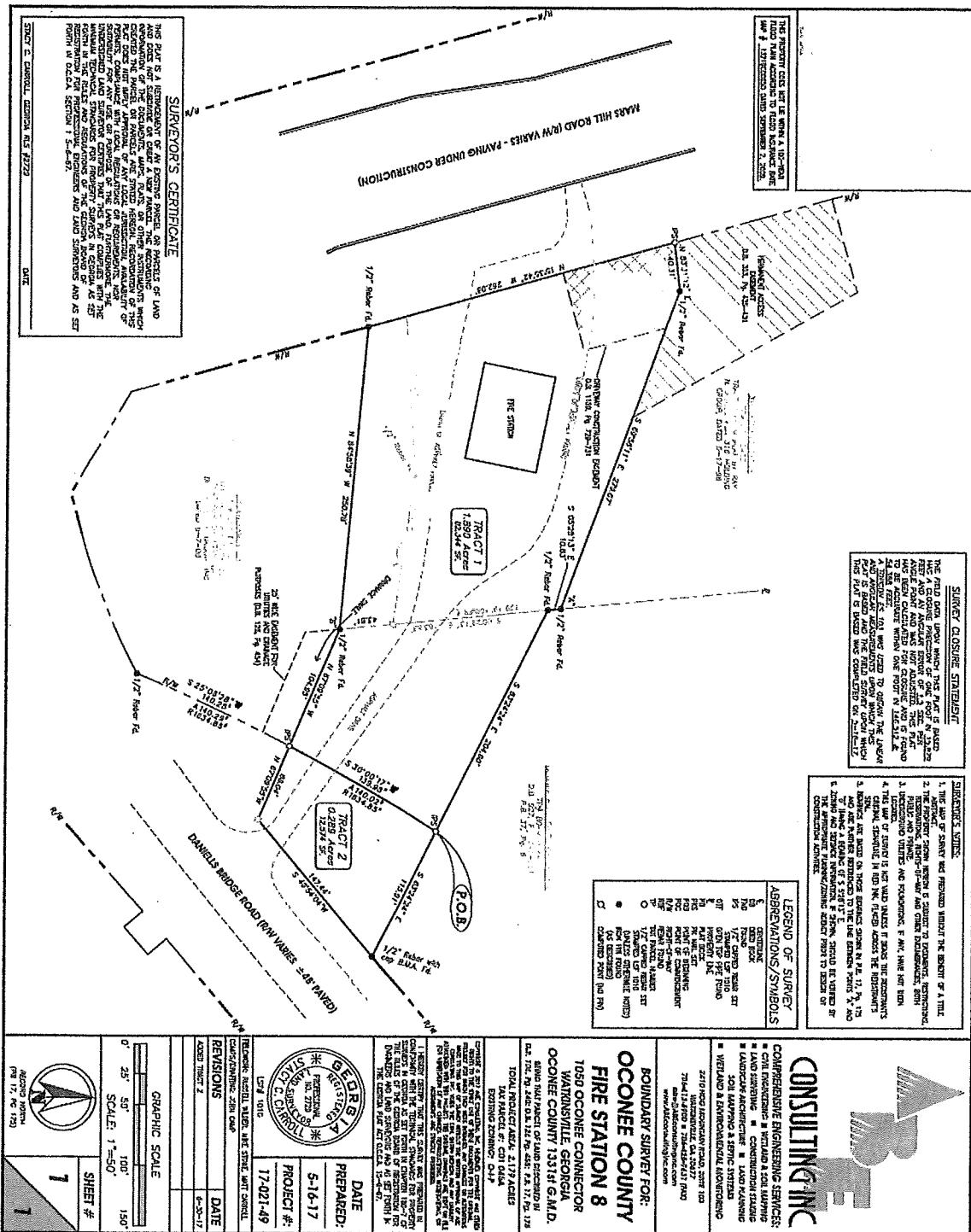
All that tract, or parcel of land, lying and being in G.M.D. 1331, Oconee County, Georgia, containing 2.179 acres of land, and being more particularly described as:

Beginning at the intersection of the easterly margin of right-of-way of the Oconee Connector with the southerly margin of right-of-way of Highway 316; thence along the right-of-way of The Oconee Connector 389.02 feet along an arc of a curve to the left, said curve having a radius of 1801.01 feet, a chord bearing of South 10 degrees 04 minutes 15 seconds East, and a chord distance of 388.26 feet to a point; thence South 14 degrees 58 minutes 44 seconds East, 173.16 feet to the TRUE POINT OF BEGINNING; thence leaving said right-of-way North 83 degrees 31 minutes 12 seconds East, 40.31 feet to a point; thence South 69 degrees 56 minutes 11 seconds East, 279.67 feet to an iron pin; thence South 05 degrees 28 minutes 13 seconds East, 10.83 feet to an iron pin; thence South 63 degrees 24 minutes 24 seconds East, 204.90 feet to an iron pin; thence South 63 degrees 24 minutes 24 seconds East, 115.91 feet to a point on the northerly margin of right-of-way of Daniells Bridge Road; thence along said right-of-way South 49 degrees 54 minutes 04 seconds West, 147.44 feet to a point; thence leaving said right-of-way North 67 degrees 09 minutes 55 seconds West, 66.04 feet to an iron pin; thence North 67 degrees 09 minutes 55 seconds West, 104.95 feet to an iron pin; thence North 84 degrees 58 minutes 39 seconds West, 250.78 feet to an iron pin on the easterly margin of right-of-way of The Oconee Connector; thence along said right-of-way North 15 degrees 35 minutes 42 seconds West, 262.08 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A" TO REZONE #7187

Page 3 of 3

PLAT





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

REZONE CASE #: 7187

DATE: July 6, 2017

STAFF REPORT BY: Mackenzie Battista & Sandy C. Weinel,
Assistant Director

PROPERTY OWNER: Oconee County Board of
Commissioners

LOCATION: On the east side of Oconee Connector and north
side of Daniells Bridge Rd.

PARCEL SIZE: +/- 1.89

EXISTING ZONING: O-I-P

EXISTING LAND USE: Fire Station #8

ACTION SUMMARY: Rezone to B-2; The Board of Commissioners initiated the zoning change preparatory to relocating Fire Station 8.

STAFF RECOMMENDATION: N/A.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: July 17, 2017

BOARD OF COMMISSIONERS: August 1, 2017

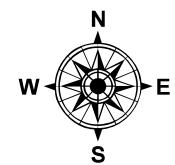
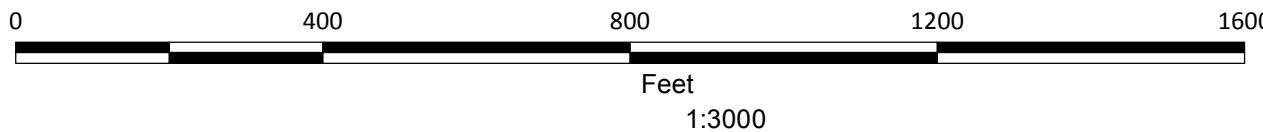
ATTACHMENTS: Site Review, Aerial Photo, Tax Map, Plat



SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Undeveloped Tract	B-1-PUD
SOUTH	Commercial – Convenience Store w/Fuel Pumps	B-2
EAST	Commercial – Hotel	O-B-P
WEST	Undeveloped Tract	B-2

2016 Aerial Photograph



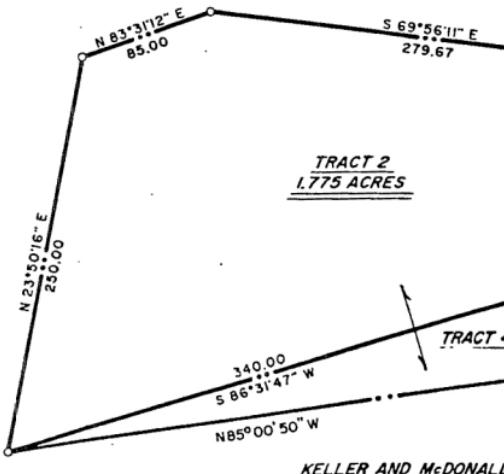
O DENOTES 1/4" REIN. ROD SET

□ DENOTES POINT ONLY

△ DENOTES UTILITY POLE
(POWER(PP))

● DENOTES IRON PIN FOUND
1/2" REIN. ROD OR NOTED

KELLER AND McDONALD



KELLER AND McDONALD

REFERENCES

- (1) OUR SURVEY FOR O.W. RUSSOM, DATED MAR. 6, 1970.
- (2) OUR SURVEY FOR COLEMAN NORRIS, DATED SEPT. 3, 1965.
- (3) OUR SURVEY FOR COLEMAN NORRIS, DATED OCT. 9, 1961.

SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 05" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/65,761.



0 60 120
FEET

SURVEY FOR
**OCONEE COUNTY VOLUNTEER
FIRE DEPARTMENT**

COUNTY: OCONEE	GMD: 1331	STATE: GEORGIA
DATE: NOV. 14, 1988	SCALE: 1" = 60'	OWN. BY: EMF
FIELDBOOK: 693, 227	SURVEYED BY: BEN MCLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS	FILE NO.: 17799-1

S 15° 06' 44" W 822.06 TO
INTERSECTION OF MARS
HILL ROAD

EPPS BRIDGE ROAD

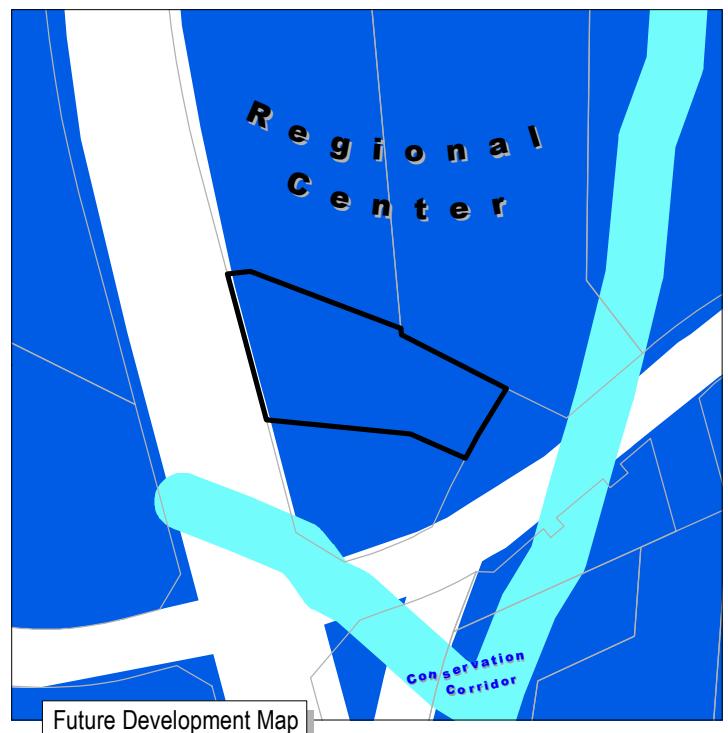
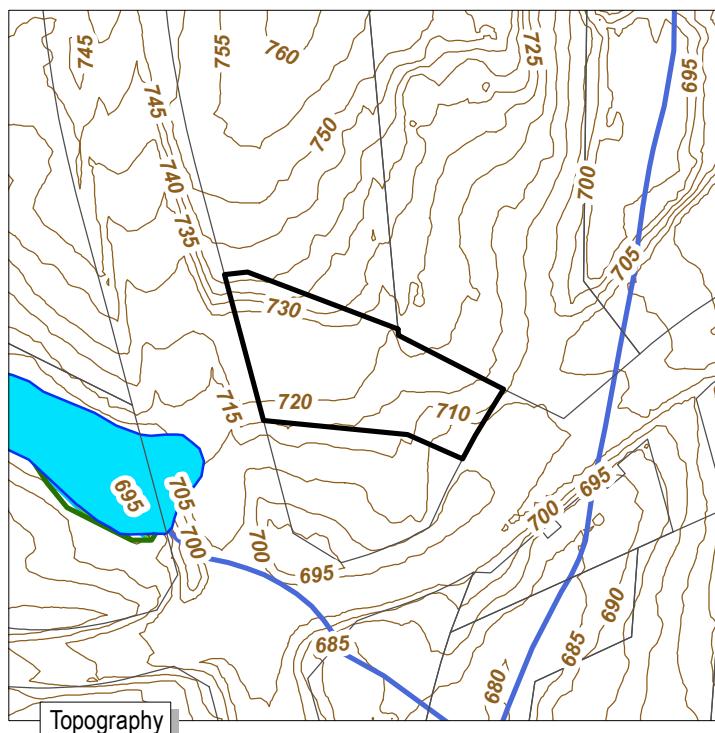
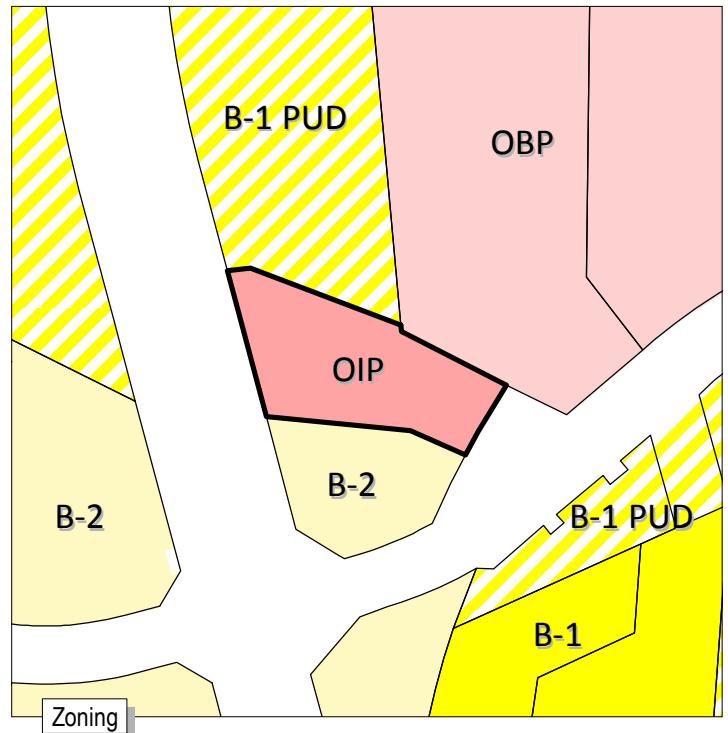
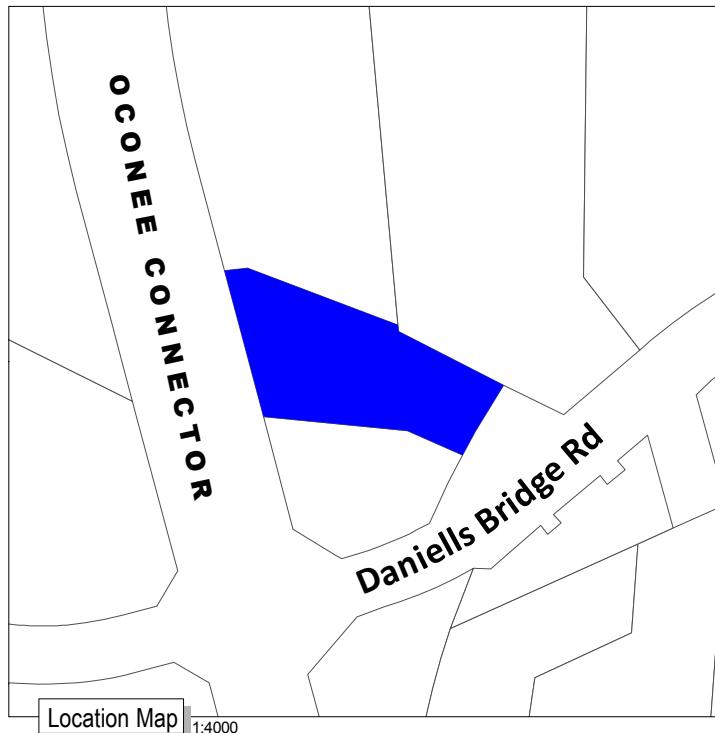
17-175

RECEIVED
OCT. 10 1990
CLERK'S OFFICE
COLEMAN COUNTY
MISSISSIPPI

REVISED AUGUST 28, 1990 TO
SHOW TRACTS 3 AND 4.

Oconee Fire Station #8

Site Review



0 1000
Feet
1:4000

