

**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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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

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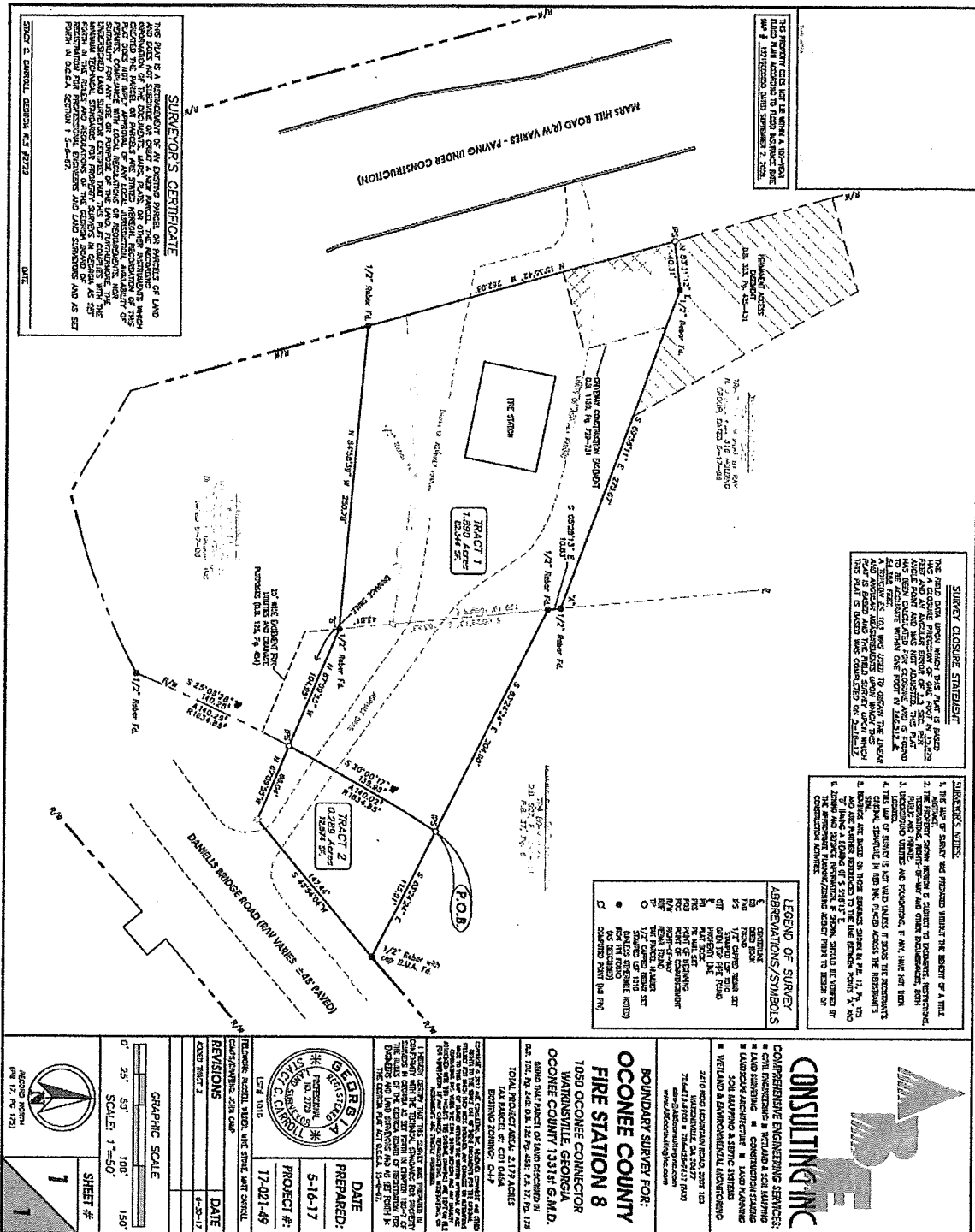
CONDITIONS

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)
2. Master Planned Development (MPD)
3. Planned Unit Development (PUD)
4. Newspaper, Periodical, Book and Directory Publishers
5. Pawn Shop
6. RV (Recreational Vehicle) Parks
7. Automotive Body, Paint and Interior Repair and Maintenance
8. Tractor and Other Farm Equipment Repairs and Maintenance
9. Home and Garden Equipment Repair and Maintenance
10. Tattoo Parlors
11. Other Personal Care Services not listed above
12. Coin-Operated Laundries and Dry Cleaners
13. Ambulance Services
14. Blood and Organ Banks
15. Funeral Homes and Funeral Services
16. Pet Boarding Kennel
17. Bail Bonding or Bondsperson Services
18. Other Personal Services not listed above
19. Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing
20. General Equipment and Tool Rental Centers
- Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing
21. Other Commercial and Industrial Machinery and Equipment Rental and Leasing
22. Other Business Support Services not listed above
23. Exterminating and Pest Control Services
24. Janitorial Services
25. Landscaping Services
26. Carpet and Upholstery Cleaning Services
27. Swimming Pool, Duct, Gutter and Drain Cleaning and Other Services to Buildings and Dwellings
28. Construction Contractors, Builders and Developers, with outdoor storage

29. Carpentry Shop, Woodworking
30. Vocational Rehabilitation Services
31. Libraries and Archives
32. Performing Arts Theaters: Drama, Dance, Music
33. Adult Entertainment
34. Temporary Entertainment Events:
35. Temporary Event: Circus or Carnival
36. Temporary Event: Community Fair
37. Taxidermists
38. Museums
39. Historical Sites (Commercial)
40. Zoos and Botanical Gardens
41. Motion Picture Theaters, including Drive-Ins
42. Stadiums, Coliseums, Arenas and Amphitheaters
43. Racetracks
44. Other Spectator Sport Facilities
45. Amusement Arcades
46. Amusement and Theme Parks, Fairgrounds
47. Archery or Shooting Ranges
48. Batting Cages
49. Billiard and Pool Halls
50. Bowling Centers
51. Bungee Jumping
52. Community Recreation Facility (non-profit) including YMCA, Senior Centers, Area-wide Recreation Center
53. Dog Parks, Pet Sitting Services
54. Fee Fishing Lakes
55. Fitness Centers, Health Clubs
56. Go-cart tracks and Concessions
57. Golf Courses and Golf Driving Ranges
58. Ice or Roller Skating Rink
59. Marinas

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

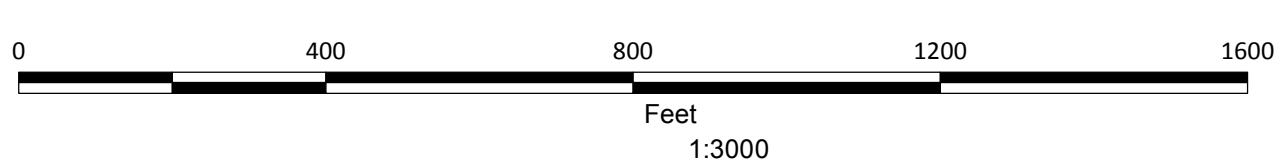
BOARD OF COMMISSIONERS: August 1, 2017

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



○ DENOTES 1/2" REIN. ROD SET

DENOTES POINT ONLY

Δ ____ DENOTES UTILITY POLE
(POWER(PP))

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

KELLER AND McDONALD

TRACT 2
1.775 ACRES

TRACT 1 (REV.)
0.508 ACRE

TRACT 4 - 0.329 ACRE

TRACT 3
0.216
ACRE

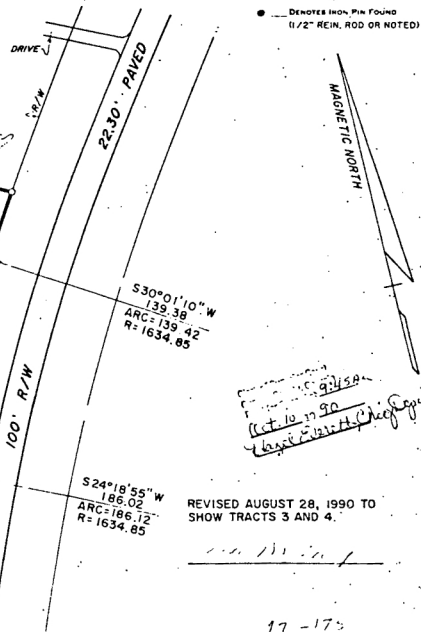
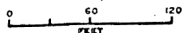
KELLER AND McDONALD

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.

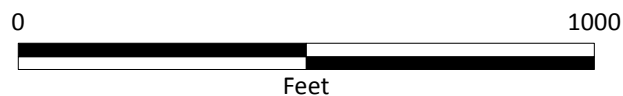
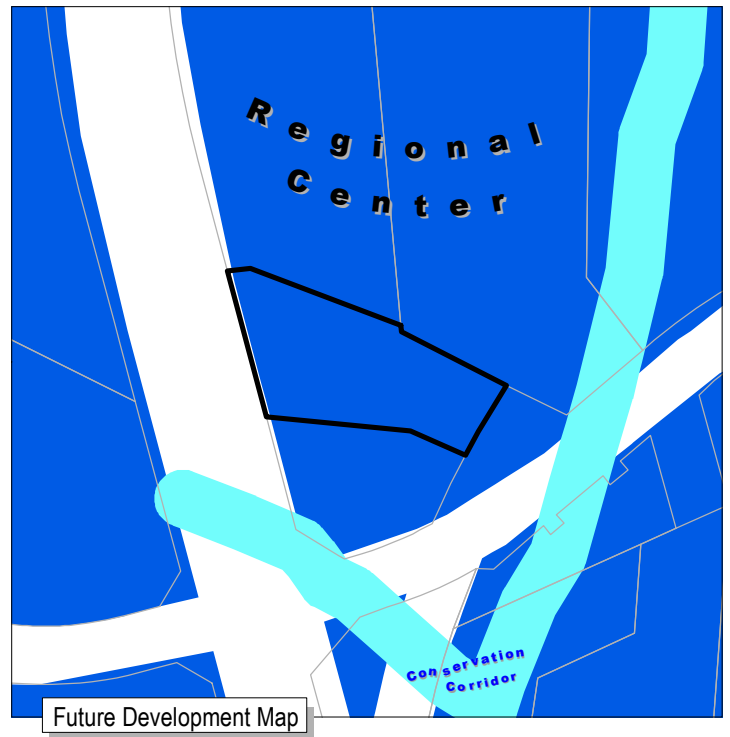
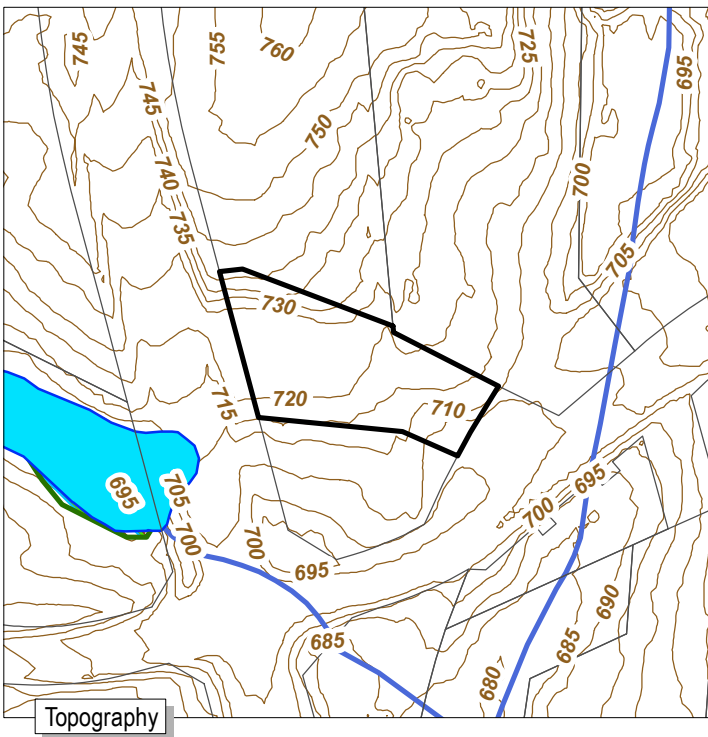
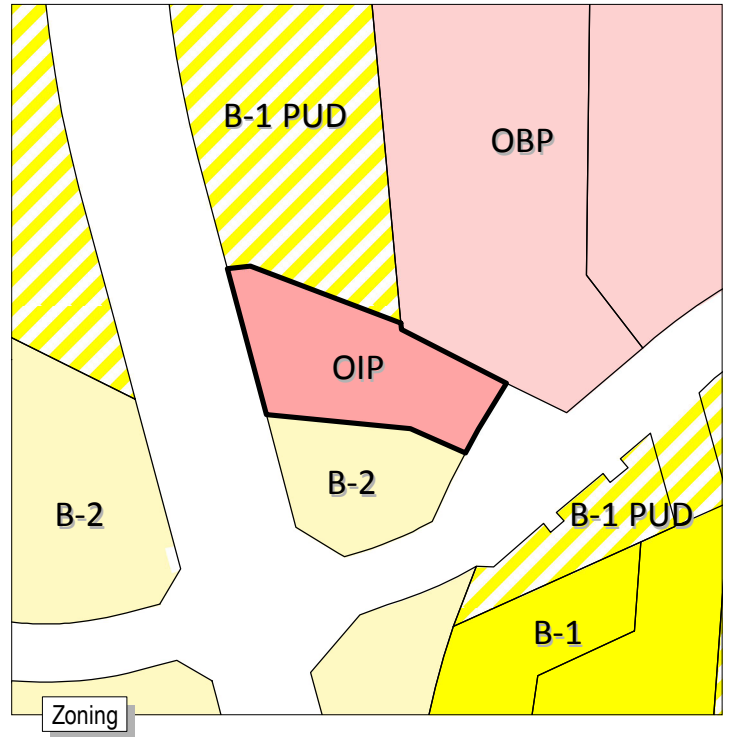
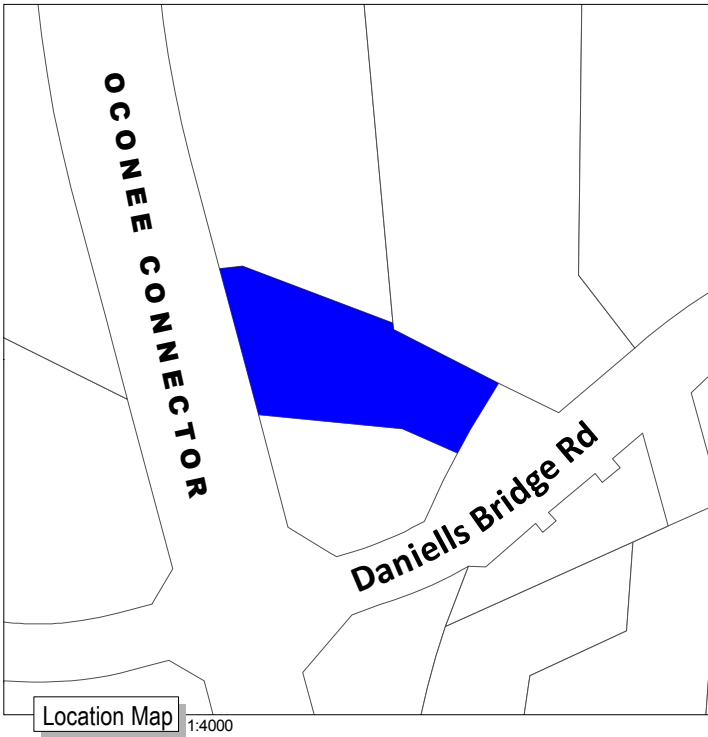


SURVEY FOR

**OCONEE COUNTY VOLUNTEER
FIRE DEPARTMENT**

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

Oconee Fire Station #8 Site Review



1:4000

