

Zoning Impact Analysis

Standards for Rezone Consideration



*Hudson's Mill – R1 Rezone*

A) Consider the proposed use and existing uses and zoning of nearby property:

The proposed use and zoning is appropriate given the adjacent tracts on the North, South and East Sides are zoned R-1. The adjacent tract on the West side is zoned A-1. The proposed zoning is in accordance with the future land use map for this site which is Suburban Living.

B) Consider the extent to which property values are diminished by the particular zoning restrictions of the current zoning:

The current A-1 zoning does not diminish the property value other than that specific zoning limits it's use to that specific zoning.

C) Consider the extent to which the destruction of the property values of the individual property owner promotes the health, safety, morals or general welfare of the public with consideration to:

Population density and effect on community facilities such as streets, schools, water, and sewer:

Roads presently serving the site and general area will experience minimum impact; an 8" water main currently exists in the right-of-way on Rocky Branch Road; impact to schools will be positive by generating an increased positive net tax base due to the upscale price range of the proposed homes; there will be favorable initial and ongoing ripple economic impact

on the county as a result of this development. The homes will be on septic tank thus no additional sewer capacity will be needed.

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; water quality concerns will be mitigated through the use of filtration devices, infiltration structures and water quality monitoring; enhanced "best management practices" will be employed to address soil erosion control concerns.

Traffic Impact:

A traffic study will be submitted with the land disturbance application to determine if any traffic improvements will be needed.

Effect on adjoining property values:

There will be no negative effect 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 gain to the public if this rezone request is denied because there is no benefit for the property to remain under its current zoning and configuration compared to the proposed zoning and configuration.

- E) Consider the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:

The property has always been vacant. Current trends in this area of the county have always been residential R1.

- F) Consider the consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The R-1 zoning district is established to protect and promote a suitable environment for a family, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with the comprehensive development plans for the county. The proposed use is in accordance with the R-1 zoning district classification.

- G) Consider the conformity with or divergent from any established land use patterns:

The development patterns in the area reflect the residential use and intent of the proposed development. The project's proposed lot sizes and price range also reflect the development patterns in the R1 contiguous areas.

- H) Consider the conformity with or divergent from the future development map or goals and objectives of the Oconee County Comprehensive Plan:

The zoning of this property to R-1 is consistent with the future development map and is keeping with the goals and objectives of the Oconee County Comprehensive Plan.

- I) Consider the availability of adequate sites for the proposed use in districts that permit such use:

We feel this is the best site in the area that is available given its location, the topography of the land, the creek and the existing trees on site.

- 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.

This site is suitable for the proposed use relative to the requirements as set forth in the Oconee County UDC. The rezone concept plan indicates all required set backs, buffers, and necessary requirements, proving that from a requirement basis the site is suitable for the request.