

**STAFF REPORT**  
**RZ-070 436 Watson Mill Rd.**  
**May 23, 2022**

**REQUEST**

APPLICANT:	Johnny M. Tucker Jr.
OWNER:	Johnny M. Tucker Sr.
REQUEST:	AR
COUNTY COMMISSION DISTRICT	5
SIZE OF THE PROPERTY:	22.85
PRESENT USE/ZONING:	A2/ General Agriculture
PROPOSED USE OF PROPERTY	AR/ Agriculture Residential
TAX MAP NUMBER:	087 077
ADJACENT ZONING:	A2, and AR

**PURPOSE**

The purpose of this request is to rezone the property from A2 (General Agriculture) to AR (Rural Residential) in order to subdivide.

**COMPATIBILITY WITH FUTURE LAND USE PLAN**

The currently adopted Future Land Use Map designation is “**Back Forty**”

**Back Forty**

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value. *Compatible Zoning Designations: A1, A2, PD, B-1, and HI(me)*

The current zoning of A2 (General Agriculture) is with the character area “**Back Forty**”

**REVIEW OF THE PLAN**

The applicant provided a site plan of the proposed subdivision. The proposed subdivision shows parcel “A” being 8.0 acres, parcel “B” being 6.7 acres and parcel “C” being 8.0 acres. There is currently 1 manufactured homes on the property, which would be on parcel “B” after the subdivision.

Adjacent Properties are zoned A2 (General Agriculture), R1 (Single Family Residential). This property is in the Northern part of Oglethorpe County in the Watson Mill area near Watson Mill State Park and the Madison County line. This property is located on Watson Mill Rd. Watson Mill Rd. is a county-maintained road. If the applicant chooses to place/replace a manufactured home, it must meet Class A manufactured home requirements, more commonly referred to as a “double-wide” for placement in

an AR district. Should the request be approved, the applicant would need to submit a subdivision plat that meets standards of the Oglethorpe County Unified Development Code.

## CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their May 23, 2022 meeting.

Should the Zoning Board take action on the request at their March meeting, the request will go before the Oglethorpe County Board of Commissioners on June 6, 2022.

## PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by May 9, 2022

## EXHIBIT



Figure 1 Adjacent Property's Zoning

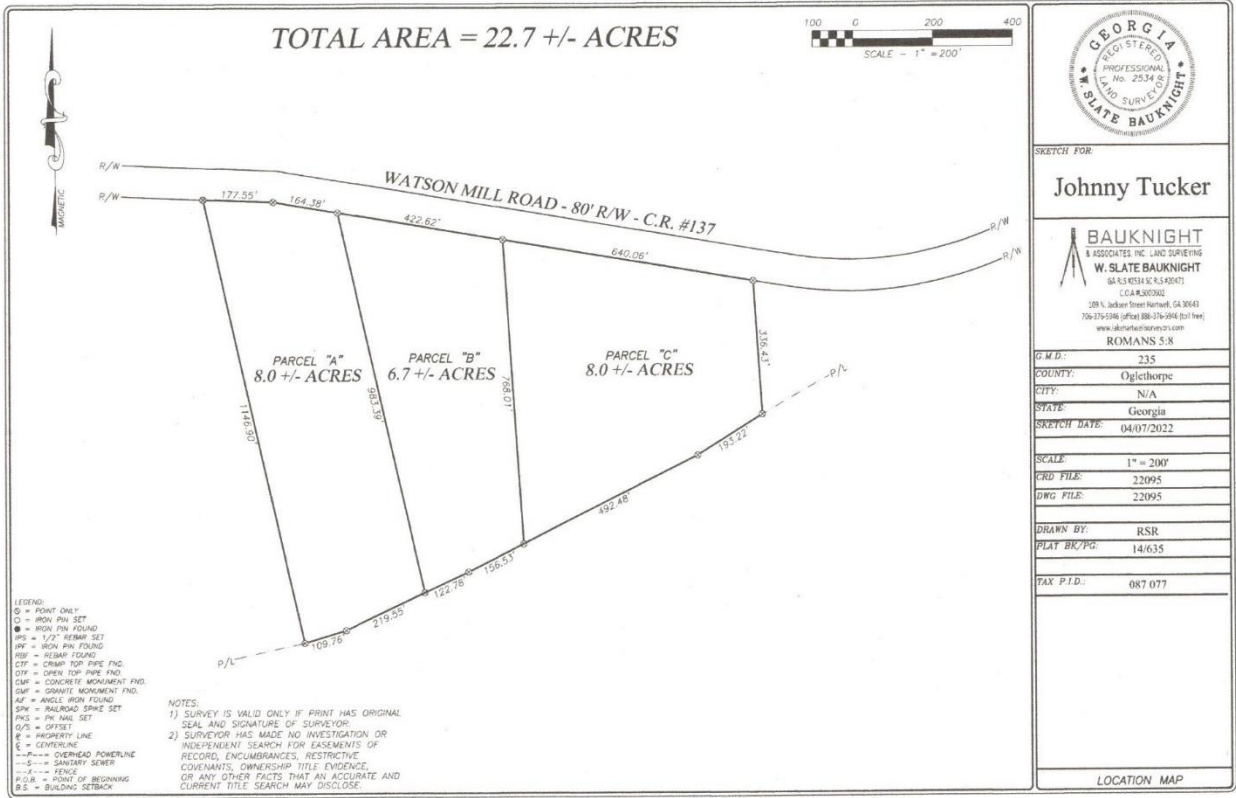
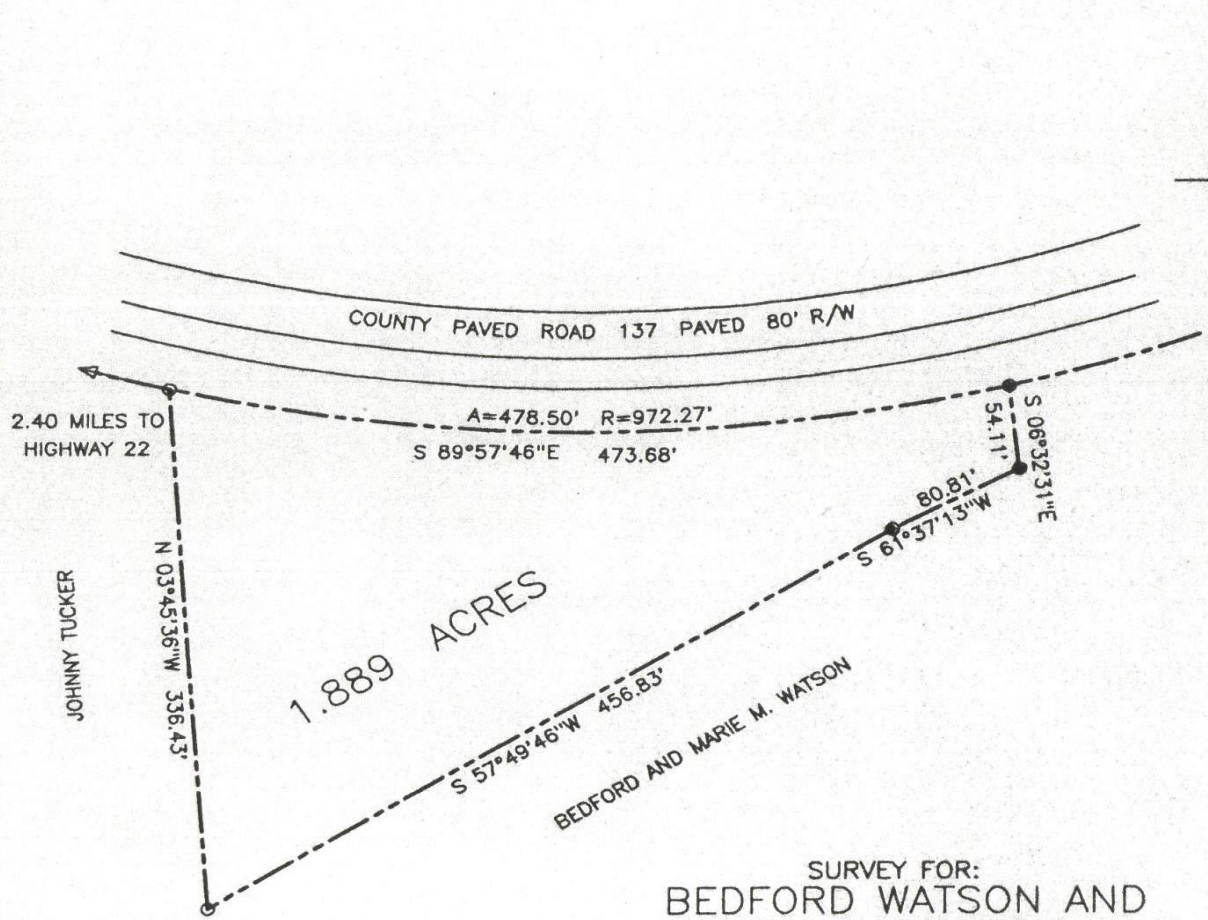
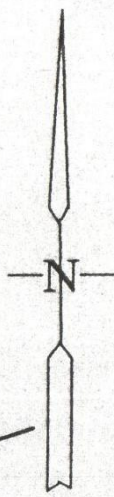


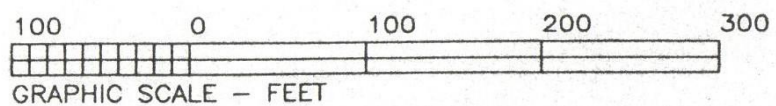
Figure 2 New plat proposal



●=iron pin found ○=iron pin set



SURVEY FOR:  
BEDFORD WATSON AND  
MARIE M. WATSON  
235 G M DISTRICT  
OGLETHORPE COUNTY, GEORGIA  
SCALE 1"=100', AUGUST 13, 1997  
GTS 3B, S S, 97-4-46  
FIELD CLOSURE 1'/26,331'  
PLAT CLOSURE 1'/100,000'+



PIEDMONT SURVEYING COMPANY, P O BOX 208 CRAWFORD, GEORGIA 706-743-8634

Figure 3 Current plat

We would like to follow my Dad's wishes stated in his will. He wanted the 22.85 acres divided by three of his children, with the parcel where the house is located being smaller than the other two. None of the parcels will be less than five acres. The use of the property will not change in the near future. At some point in time there may be a single family dwelling placed on each of the two parcels that have no dwelling on them now. According to Oglethorpe county records none of the property is in conservation.

## Section 1403 Evaluation Standards

*The Zoning Board and the Board of Commissioners shall consider factors relevant in balancing the interest in promoting the public health, safety, morals, or general welfare against the right of the individual to the unrestricted use of property, and shall specifically consider the following criteria:*

- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- 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.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.