

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 property owned by Oconee County, Georgia, from zoning classification AR (Agricultural Residential District) to OIP (Office Institutional Professional District).

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 Oconee County Board of Commissioners, on ±7.62 acres of land owned by Oconee County, Georgia, located along Veterans Memorial Parkway in the 221<sup>st</sup> G.M.D., Oconee County, Georgia, tax parcel no. B-06-029B, 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 AR (Agricultural Residential District) to OIP (Office Institutional Professional District), for the purpose 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.

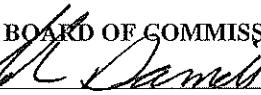
SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall take effect this date.

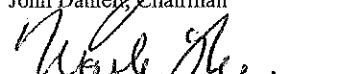
A Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 1, 2022.

ADOPTED AND APPROVED, this 1<sup>st</sup> day of February, 2022.

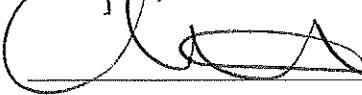
OCONEE COUNTY BOARD OF COMMISSIONERS

BY: 

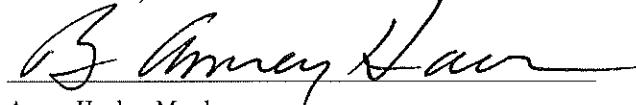
John Daniell, Chairman



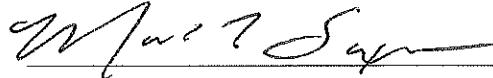
Mark Thomas, Member



Chuck Horton, Member



Amrey Harden, Member



Mark Saxon, Member

ATTEST:



Holly Stephenson  
Clerk, Board of Commissioners

**EXHIBIT "A" TO REZONE #P22-0001**  
Page 1 of 7

**TAX MAP**



**LEGAL DESCRIPTION**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 221st District, G.M., Oconee County, Georgia and being known and designated as Tract 4, consisting of 7.631 acres on plat of survey entitled, "Recombination Plat for Sarah D. Jacobs an Martha D Hill," dated January 29, 1998, prepared by Ray N. Woods, Land Surveyor, and recorded in the Office of the Clerk of the Superior Court of Oconee County, Georgia, in Plat Book 30, Page 245, reference to which is hereby made for a more particular description of the property herein conveyed;

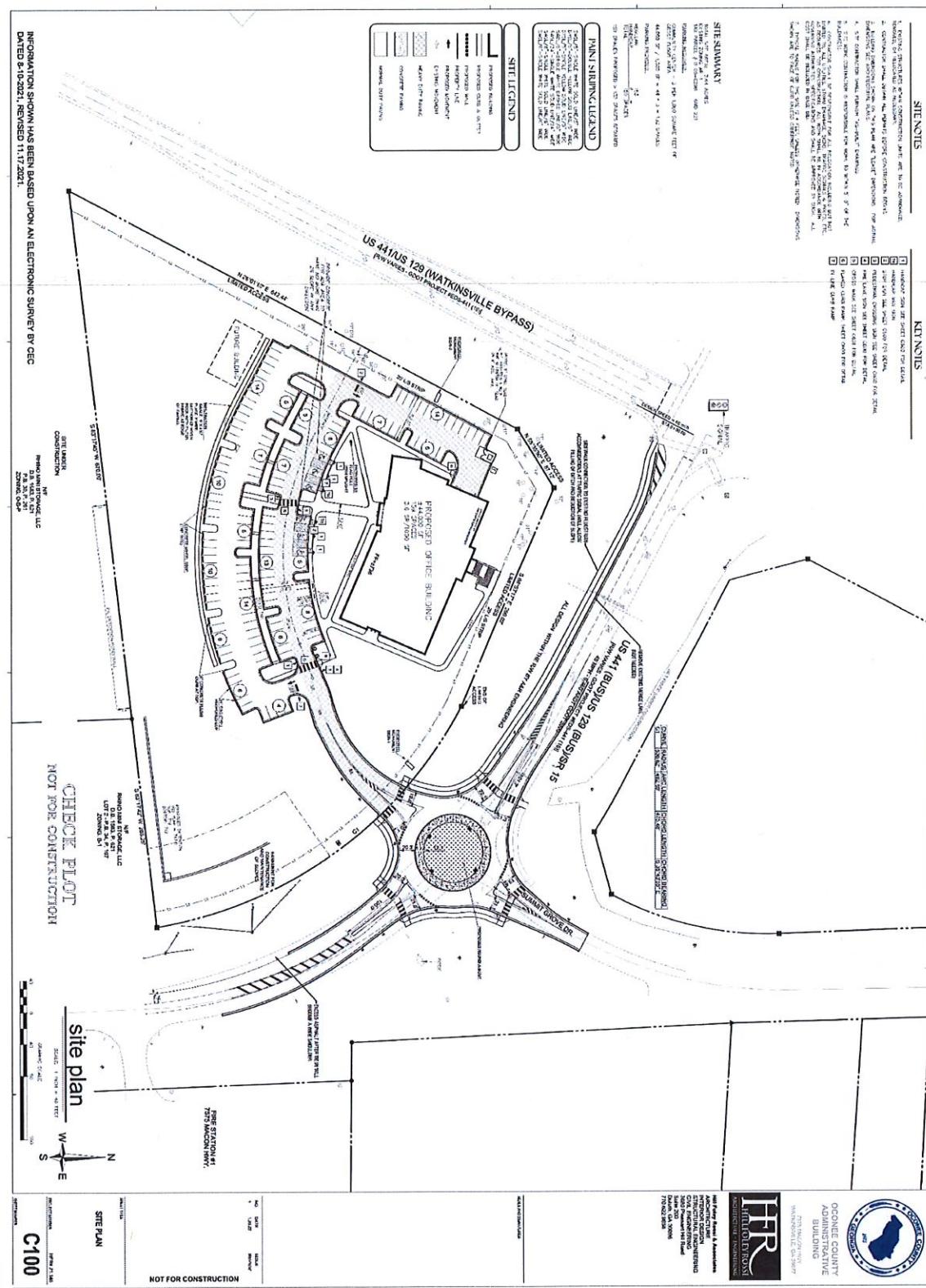
**EXHIBIT "A" TO REZONE #P22-0001**

Page 2 of 7

PLAT

**EXHIBIT "A" TO REZONE #P22-0001**  
Page 3 of 7

## CONCEPT PLAN





# OCONEE COUNTY ZONING CHANGE APPLICATION

**Requested Action:**

Rezoning from: \_\_\_\_\_ to \_\_\_\_\_  Change in Conditions of Approval for Case # : \_\_\_\_\_  
 Special Use Approval for: \_\_\_\_\_ in the \_\_\_\_\_ Zoning District

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(No P.O. Boxes)

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**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: \_\_\_\_\_ Date: \_\_\_\_\_ Notarized: \_\_\_\_\_

**Property Owner**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(No P.O. Boxes)

Telephone: \_\_\_\_\_

**Property**

Location: \_\_\_\_\_  
(Physical Description)

Tax Parcel Number: \_\_\_\_\_

Size (Acres): \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Future Development Map—Character Area Designation: \_\_\_\_\_

**Use**

Current Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

**Attachments** (check all that apply)

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

**Planning Commission** Date: \_\_\_\_\_  
 Approval  With Conditions  Denial  
**Board of Commissioners** Date: \_\_\_\_\_  
 Approved  With Conditions  Denied  
**APPLICATION NUMBER** \_\_\_\_\_

DOC# 004054  
FILED IN OFFICE  
7/22/2019 02:39 PM  
BK:1487 PG:718-719  
ANGELA ELDER-JOHNSON  
CLERK OF SUPERIOR  
COURT  
OCOME COUNTY

OCONEE COUNTY, GEORGIA  
Real Estate Transfer Tax

Paid \$ 0

Date: July 22 2019  
Janice 2006 Georgia Dept Clerk  
Clerk of Superior Court  
upt-61108-2019-1100

Return to: Daniel Haygood, P.O. Box 207, Watkinsville, GA 30677

### LIMITED WARRANTY DEED

*Georgia, Oconee County.*

THIS INDENTURE made this 22nd day of July in the year of our Lord Two Thousand Nineteen between: **Jacobs Properties, L.L.L.P., a Georgia limited liability company**, as Party of the First Part, and **Oconee County, Georgia, a political subdivision of the State of Georgia**, as Party of the Second Part,

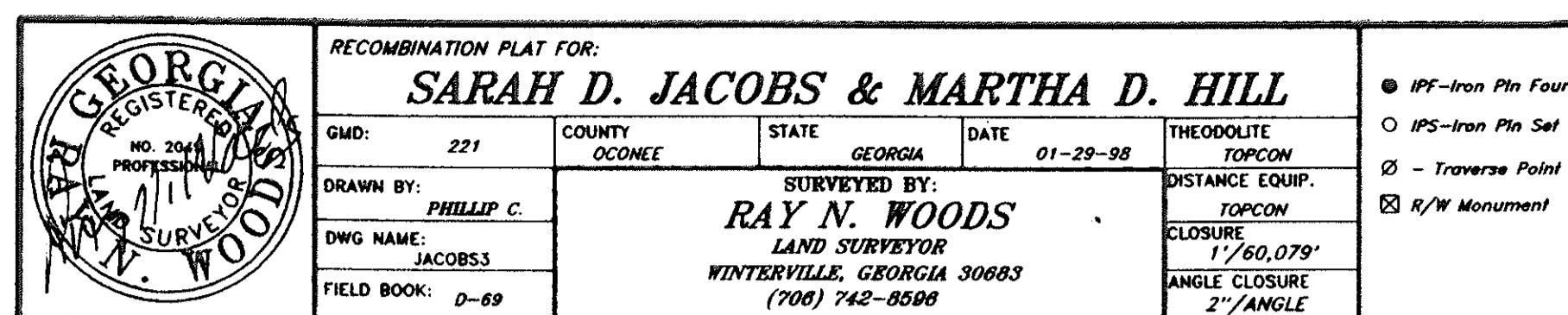
**WITNESSETH**, that the Party of the First Part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the Party of the Second Part,

**To Have And To Hold** the described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the Party of the Second Part, its successors and assigns, the following described property:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 221st District, G.M., Oconee County, Georgia and being known and designated as Tract 4, consisting of 7.631 acres on plat of survey entitled, "Recombination Plat for Sarah D. Jacobs an Martha D Hill," dated January 29, 1998, prepared by Ray N. Woods, Land Surveyor, and recorded in the Office of the Clerk of the Superior Court of Oconee County, Georgia, in Plat Book 30, Page 245, reference to which is hereby made for a more particular description of the property herein conveyed;

And the Party of the First Part, warrants and will forever defend the right and title to the above described property unto the Party of the Second Part, its successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the Party of the First Part;





200 0 200 400 600  
GRAPHIC SCALE - FEET SCALE: 1" = 200'

REFERENCES:  
Deed Book 19, Page 155  
Plat Book 4, Page 247  
Deed Book 230, Page 246  
Deed Book 232, Pages 87-89  
Deed Book 19, Page 154

## NOTE:

TRACTS 1,2,3 & 4 belong to Sarah D. Jacobs. TRACTS 5 & 6 belong to Martha D. Hill.

Oconee County  
Planning Department  
"AUTHORIZED FOR RECORDING"  
By Wayne Provost  
Planning Director

INSET "A"  
INSET SCALE: 1" = 50'

N 51°46'00"E 23.16'  
S 70°41'02"E 6.50'  
R/W MONUMENT FOUND  
INSIDE OF LINES

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 land subdivision regulations of Oconee Co., Ga. have been fully complied with.

*Ray N. Woods*  
Registered Georgia Land Surveyor No. 2049

Registered P.E. Number

REGENTS OF THE  
UNIVERSITY SYSTEM OF GEORGIA

## SOUTHERN PIEDMONT EXPERIMENT STATION

FENCE OUTSIDE OF LINE

FENCE MEANDERS ALONG LINE

TRACT 5  
43.414 ACRES

OGLETHORPE POWER CO.  
75' EASEMENT

INSET "A"

N 06°46'51"W 194.77'

N 06°46'51"W 95.19'

N 06°46'51"W 100.08' TIE

N 06°46'51"W 402.03'

N 06°46'51"W 285.21'

N 06°46'51"W 198.98'

N 06°46'51"W 526.80' TIE

N 06°46'51"W 407.23'

N 06°46'51"W 128.98'

N 06°46'51"W 298.83'

N 06°46'51"W 118.58'

N 06°46'51"W 145.86'

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.

Date OCT 28 1998

JULIAN H. COX  
Plat Book 4, Page 177

S 83°13'26"W 977.23'

S 83°13'26"W 334.40' TIE

S 83°13'26"W 299.10'

S 83°13'26"W 224.85' TIE

S 83°13'26"W 891.45'

S 83°13'26"W 934.90'

S 83°13'26"W 43.45'

S 83°13'26"W 143.45'

## J. SWANTON IVY, SR.

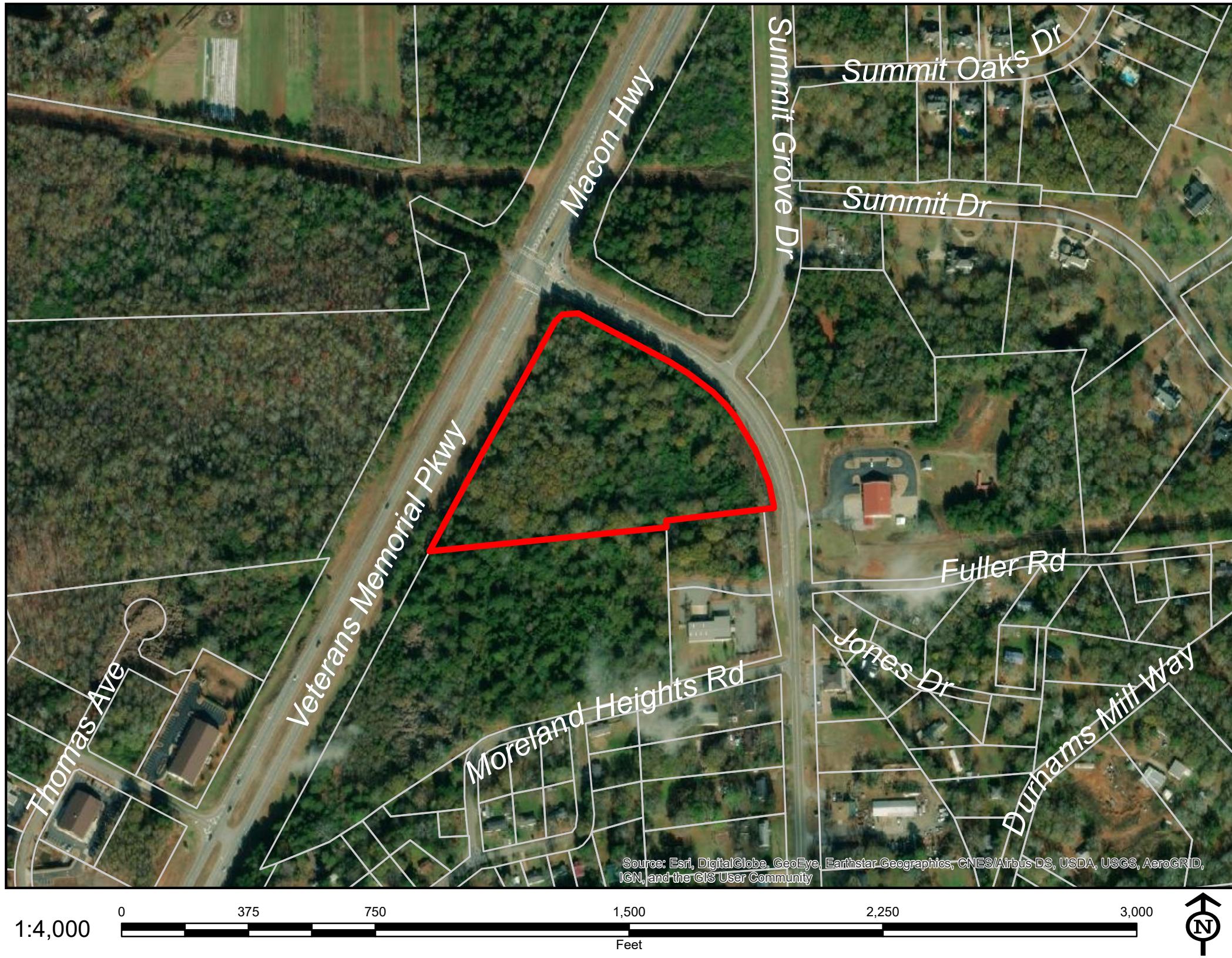
S 83°53'39"E 800.26'

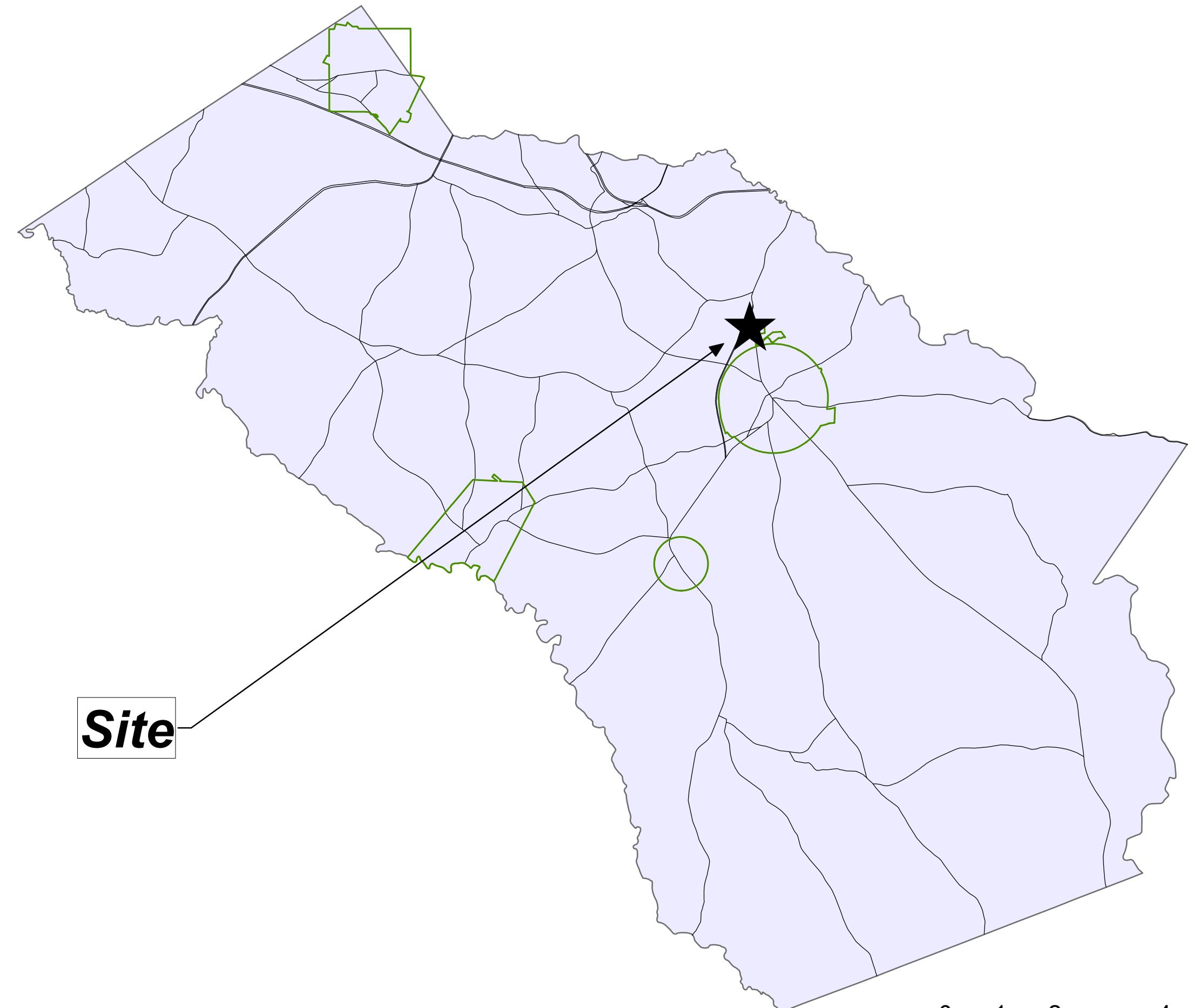
S 05°05'40"E 0.82'

217.53'

PP

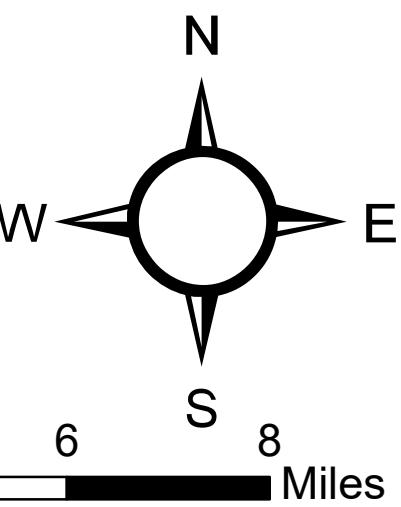






1:120,000

0 1 2 4 6 8 Miles



## Zoning

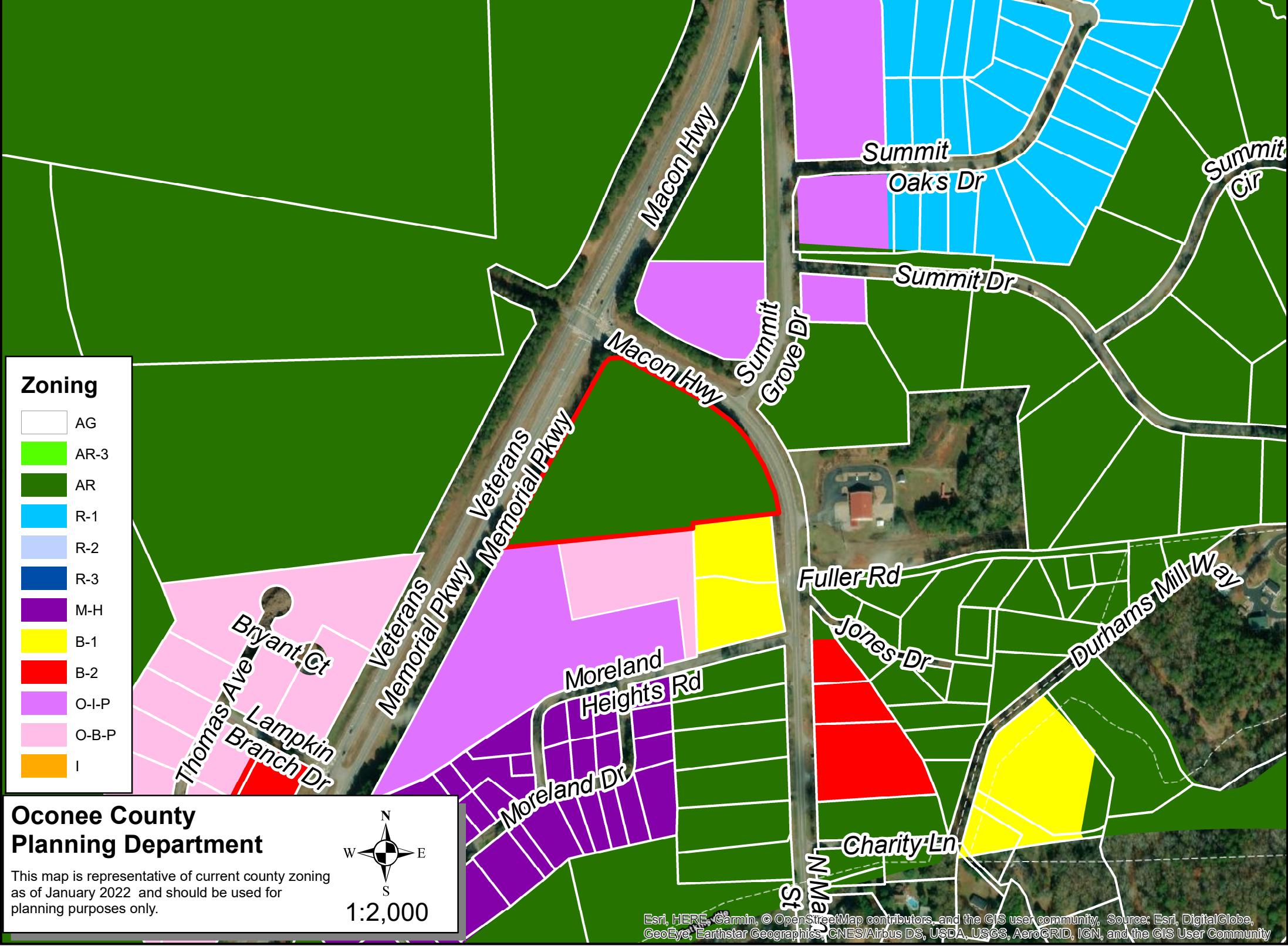
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
	O-B-P
	I

## Oconee County Planning Department

This map is representative of current county zoning as of January 2022 and should be used for planning purposes only.



1:2,000



# Oconee County Memorandum

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1291 Greensboro Hwy • P.O. Box 145 • Watkinsville, GA 30677  
P: (706) 769-3910 • F: (706) 310-3506  
[www.oconeecounty.com](http://www.oconeecounty.com)

## Planning and Code Enforcement Department

DATE: January 24, 2022  
TO: Oconee County Board of Commissioners  
CC: Holly Stephenson  
FROM: Guy Herring, Director of Planning & Code Enforcement  
RE: Rezone P22-0001 – Board Initiated Rezone for County Administration Building

As we continue to move toward the construction of the new County Administration Building, the Board of Commissioners desire to, and staff recommends, rezoning the  $\pm 7.62$  acres purchased by Oconee County at the corner of Veterans Memorial Parkway and Macon Highway from AR (Agricultural Residential) to OIP (Office Institutional Professional) for the proposed  $\pm 44,000$  square foot County Administration Building. The proposed rezone and use are in conformity with the Civic Center Character Area as defined in the Oconee County Comprehensive Plan 2018 and shown on the Future Development Map. The proposed rezone and use are in conformity with the goals and objectives of the Oconee County Comprehensive Plan, Short Term Work Program 2018-2022 and the Oconee County 2021-2024 Strategic Plan.

Below you will find staff analysis using the standards governing consideration of a zoning change as set forth in section UDC Sec.1207.01 for board-initiated rezone P22-0001,  $\pm 7.62$  acres along Veterans Memorial Parkway to be rezoned from AR (Agricultural Residential) to OIP (Office Institutional Professional) for development of a  $\pm 44,000$ -square foot County administration building. Exhibits are provided for reference.

### **STAFF ANALYSIS**

**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 a mixture of commercial uses and undeveloped property zoned OBP (Office Business Park), OIP (Office Institutional Professional), B-1 (General Business), and AR (Agricultural Residential). Adjacent uses are primarily office or low intensity commercial. Staff holds that the proposed County administration building 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 or agricultural use 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;**  
The project is anticipated to increase demand on County water, sewer, and local streets at this location. No impact on local schools is anticipated.
- ii. Environmental impact;**  
No environmentally sensitive areas are known to exist on the site.
- iii. Effect on the existing use, usability and/or value of adjoining property.**  
Adjoining property is predominantly commercial and the proposed governmental office use should not affect the existing use, usability, and/or value of adjoining property.

**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 subject property has been undeveloped and zoned AR since the original adoption of the zoning map in 1968. Nearby parcels across along Moreland Heights Road and Summit Grove Drive have been zoned and/or developed in recent years including City Gate Office Park, Rhino Mini Storage, Peach State Academy Daycare, and Moreland Heights Road Assisted Living.

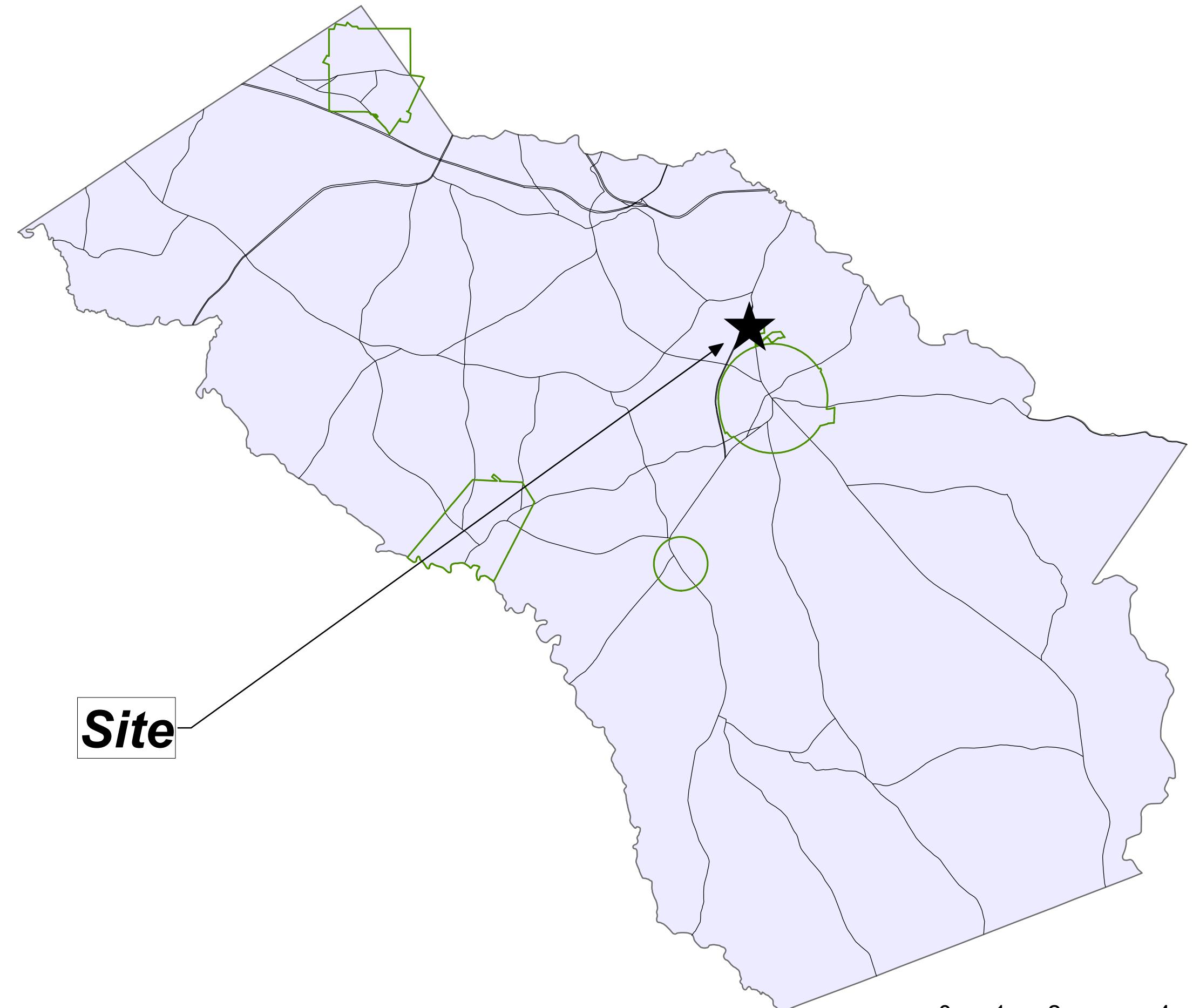
**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**  
The purpose of the OIP zoning district is to “provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations.” ([Unified Development Code Sec. 205.08](#)). Staff holds that the present request is consistent with the stated purpose of the existing 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 or land use patterns 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 Civic Center Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan describes this Character Area as “a relatively high-intensity mix of businesses, retail shopping, offices... and other public and semi-public uses (such as the Oconee Civic Center, libraries, and museums) that create a multi-dimensional environment” ([2018 Comprehensive Plan p. 58](#)). The Comprehensive Plan supports “civic, institutional and semipublic uses” as primary land uses in this Character Area ([2018 Comprehensive Plan p. 58](#)). Staff holds that the proposed County administrative office development is in conformity with the Future Development Map and the goals and objectives of the Oconee County Comprehensive Plan.

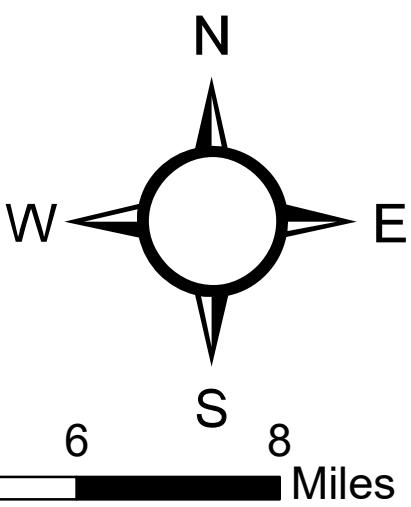
**H. The availability of adequate sites for the proposed use in districts that permit such use.**  
A number of properties have been rezoned in recent years for office use, however due to the prevalence of conditional zoning it is likely that other sites exist that would permit the governmental office building as designed.

Please see the attached concept plan and exhibits for reference and feel free to contact me should you have any questions or concerns.



1:120,000

0 1 2 4 6 8 Miles





## Zoning

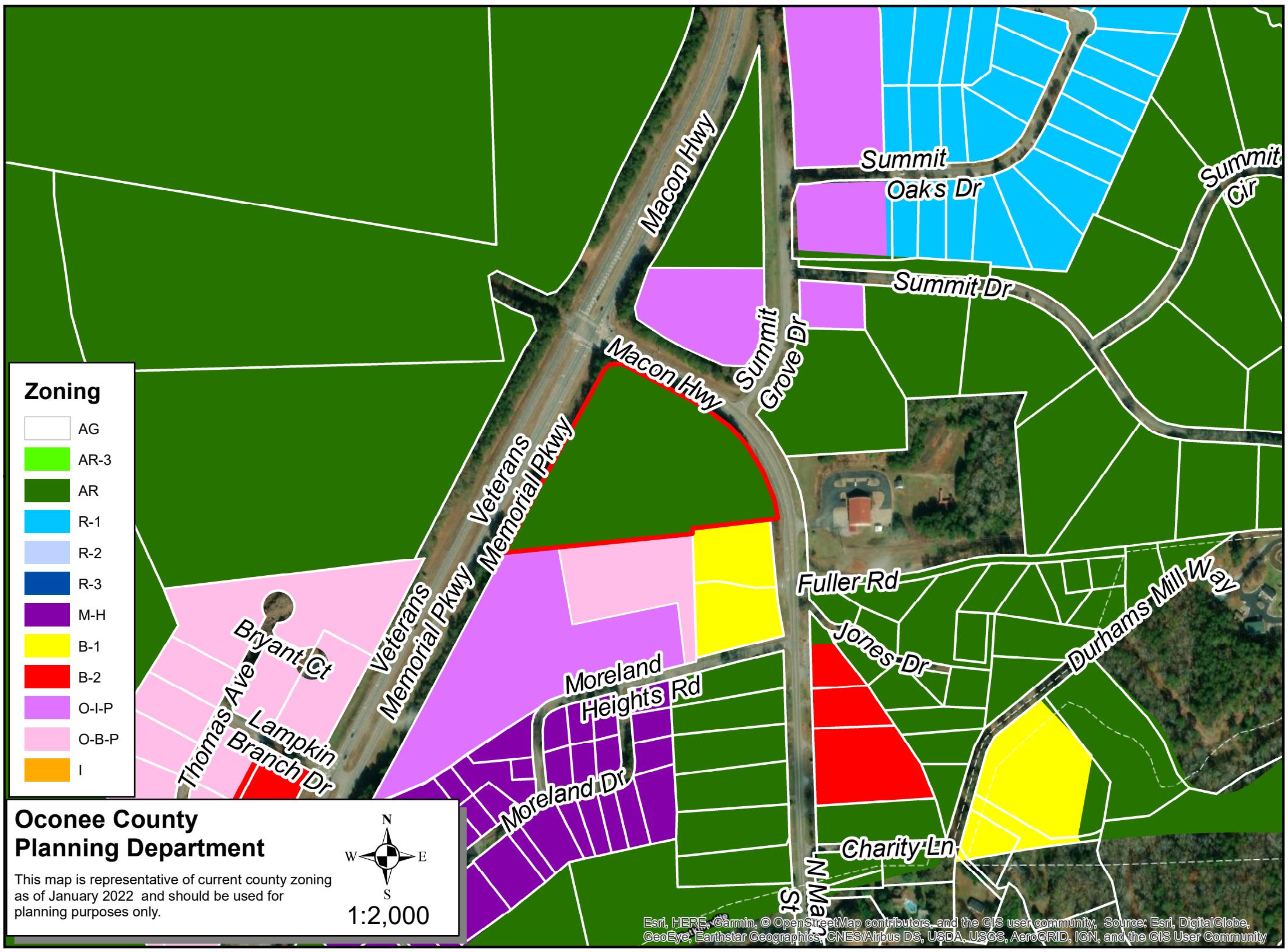
	AG
	AR-3
	AR
	R-1
	R-2
	R-3
	M-H
	B-1
	B-2
	O-I-P
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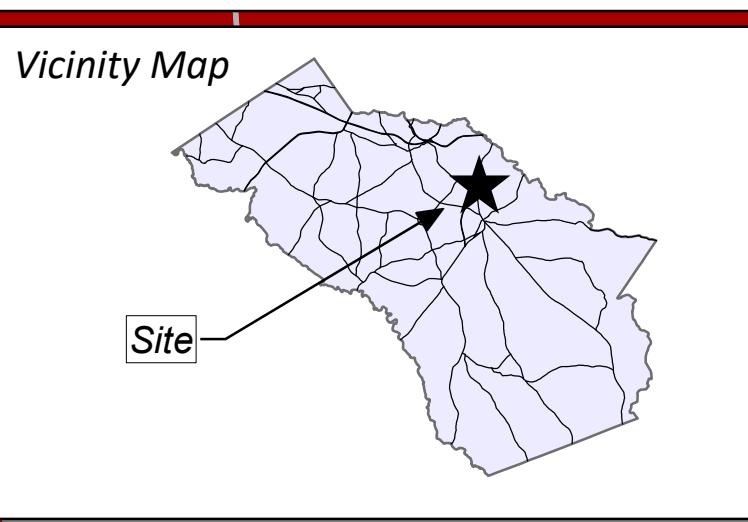
## Oconee County Planning Department



1:2,000

This map is representative of current county zoning as of January 2022 and should be used for planning purposes only.





## Oconee County Planning Department



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

0 205 410 820 1,230 1,640  
Feet

