

**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 classification AG (Agricultural District) & M-H (Mobile Home District) to zoning classification R-2 (Two Family Residential District) pursuant to an application for rezoning of property owned by Richard F. Grayson submitted on March 18, 2024.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change submitted by Pittman & Greer Engineering on March 18, 2024, requesting a rezone of a ±3.3835-acre tract of land located at 1021 Moreland Way and Veterans Parkway in, Oconee County, Georgia, (tax parcel no. W-01-024 and B-06-030A), 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 change in conditions for the property described on the attached “Exhibit A” is hereby changed for the purpose 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 the same on May 20, 2024, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on June 4, 2024.

ADOPTED AND APPROVED, this 4<sup>th</sup> of June, 2024.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson  
Clerk, Board of Commissioners



**EXHIBIT "A" TO REZONE NO P24-0056**

**Page 1 of 12**

**CONDITIONS**

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. All dwelling units shall have facades that consist primarily of brick, stone, stucco, or lap siding consisting of painted wood lap or fiber cement board siding. No vinyl or metal siding shall be allowed.
4. Access to the development must be from Moreland Way as shown on the approved concept plan.



EXHIBIT "A" TO REZONE NO P24-0056

Page 2 of 12

TAX MAP

Rezone # P24-0056 - Richard Grayson





**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

All that tract, or parcel of land, together with all improvements thereon, containing 3.383 acres (Tract 1 – 0.477 acres and Tract 2 - 2.906 acres), more or less, lying and being in the 221st District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Tract 1 – 1021 Moreland Way, Watkinsville, GA (Tax Parcel W01 024)

Beginning at the intersection of the easterly right-of-way of Westover Street and the northerly right-of-way of Moreland Way; thence South 36 degrees 30 minutes East, 200 feet to a point; thence South 56 degrees 00 minutes West, 30 feet to a point; thence North 36 degrees 30 minutes West, 208 feet to a point being the TRUE POINT OF BEGINNING; thence South 53 degrees 30 minutes West, 212 feet to a point; thence North 31 degrees 00 minutes West, 100 feet to a point; thence North 53 degrees 30 minutes East, 203 feet to a point; thence South 36 degrees 30 minutes East, 100 feet to THE TRUE POINT OF BEGINNING.

Said tract being the same as Lot 3, Block D on a Subdivision Plat titled Moreland Heights Subdivision, property of Sidney L. Moore, by R. E. Hardigree, L.S. dated September 8, 1961, and revised February 2, 1962.

And

Tract 2 – 0 Veterans Memorial Parkway, Watkinsville, GA (Tax Parcel B06 030A)

Beginning at the centerline intersection of Thomas Avenue and Lampkin Branch Drive; thence South 14 degrees 00 minutes 55 seconds West, 529.7 feet to a right-of-way monument found along the southern variable right-of-way of U.S 441, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 32 degrees 29 minutes 17 seconds East, 100.29 feet to a 1" pipe; thence South 32 degrees 46 minutes 48 seconds East, 199.92 feet to a 3/8" rod; thence South 33 degrees 30 minutes 44 seconds East, 101.01 feet to a 5"x14" rock with an "x"; thence South 56 degrees 22 minutes 42 seconds West, 582.92 feet to a 2"x2.5" bar; thence North 48 degrees 46 minutes 22 seconds West, 9.63 feet to a right-of-way monument located along the southerly right-of-way of U.S. 441; thence continuing along the right-of-way of U.S. 441 North 17 degrees 56 minutes 51 seconds East, 223.3 feet to a right-of-way monument; thence continuing along the right-of-way of U.S. 441 North 25 degrees 02 minutes 24 seconds East, 486.62 feet to a right-of-way monument BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated on a survey for Grayson Realty, Inc. by Ben McLeroy & Associates, Inc. dated June 16, 2016.

# **EXHIBIT “A” TO REZONE NO P24-0056**

Page 4 of 12

## **NARRATIVE**

### **MORELAND WAY**

**REZONE SUBMITTED 03/18/2024**

#### **GENERAL DATA**

Property Address: 1021 Moreland Way & 0 Veterans Memorial Parkway

Parcel: W01 024 & B06 030A

Owner: Richard F. Grayson

Existing Zoning: AR & MH

Proposed Zoning: R2

Existing Use: Vacant land

Proposed Use: Two-Family Residential (Duplex)

Property Area: 3.3835 acres

#### **ADJACENT LAND USES AND ZONING**

North – The Watkinsville Bypass & a property zoned MH with a residence

West – The Watkinsville Bypass

South – Vacant tract zoned agricultural (AG) & A City of Watkinsville zoning designated as Parks, Recreation and Conservation

East – Two properties zoned MH with residences and a vacant tract zoned agricultural (AG), a City of Watkinsville zoning designated as Parks, Recreation and Conservation, and Moreland Way

#### **OWNERSHIP TYPE**

The development will be privately owned.

#### **SITE NARRATIVE**

The property is 3.3835 acres and exists as two tracts. Tract 1 is 0.477 acres and is currently zoned MH and vacant. Tract 2 is 2.906 acres and is currently zoned AG and undeveloped. The Grayson Family have owned both tracts for several years. The owner is seeking to rezone the property from AG & MH to R2 and divide the overall acreage into (2)-two-family lots. The owner will construct and retain the residences making them available to the rental market once completed.

#### **SITE DESCRIPTION**

The property is located on the east side of Watkinsville Bypass. It is also located southwest of the intersection of Moreland Way & Moreland Drive. The Character Area for the property and its surrounding properties is identified as 'Community Village' according to the 2023 Character Areas Map. The property is wooded with slopes primarily draining from the northeast to the southwest.

#### **PROPOSED USE**

The proposed use of the property is (2)-two-family (duplex) residential lots. Onsite residences will range in size, with a minimum of 1,600 sf. proposed. Individual units will either be 2 or 3 bedroom dwelling units. The proposed architectural design theme is a traditional style and will feature pitched shingled or metal roofs, wide

## EXHIBIT "A" TO REZONE NO P24-0056

Page 5 of 12

### NARRATIVE

overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, with some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture.

### ACCESS

Tract 2 is a remnant piece from when the Watkinsville Bypass was constructed and is assumed to have allowed access from the bypass. Proposed access will be via a single shared driveway from Moreland Way.

### TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 10<sup>th</sup> Edition (ITE Manual), the proposed development does not generate the 1,000 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Attached Housing (215)	2	28.8	2.20	2.44

### WATER SUPPLY

Water supply will be via Oconee County Water Resources. A 6" water main currently exists in the right-of-way of Moreland Way. Meters will be installed to meet the domestic water demand.

#### Probable Water Demand

Referencing table JT-1, GDHR Manual for On-site Sewage Management Systems

Residential = 150 GPD/bedroom

150 GPD/exam room x 12 bedrooms = 1,800 GPD

OC Water use calculation: assume 115% of the sewer use

1,800 GPD \* 1.15 = 2,070 GPD Total

**Total: 2,070 GPD AVG.**

### SEWAGE DISPOSAL

Sewage disposal shall consist of onsite conventional septic tanks and drain-fields.

### GARBAGE COLLECTION

Garbage collection will be handled by private contractor.

### UTILITIES

Electricity and Data will be supplied through power/data providers in the area.

**NARRATIVE**

**STORMWATER MANAGEMENT AND DRAINAGE**

There are no specific stormwater management or drainage improvements required under the UDC for this type of zoning and use. The site will remain as sheet flow.

**IMPACT TO SCHOOL SYSTEM**

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots and residential dwelling units proposed.

**PROJECT SCHEDULE**

Once zoning is approved in approximately June 2024, then an administrative subdivision plat will be created and permitted to make lots available for construction late 2024.

**BUFFERS AND LANDSCAPING**

There are no specific buffers or landscaping required under the UDC for this type of zoning and use.

**MAINTENANCE OF COMMON AREAS**

There are currently no common areas proposed for the project.

**SIGNAGE**

There is no signage proposed for this development.

**ESTIMATED VALUE OF PROJECT**

The value of the 2 lots and units is estimated to be \$650,000.



**EXHIBIT "A" TO REZONE NO P24-0056**

Page 7 of 12

**REPRESENTATIVE PHOTOS**

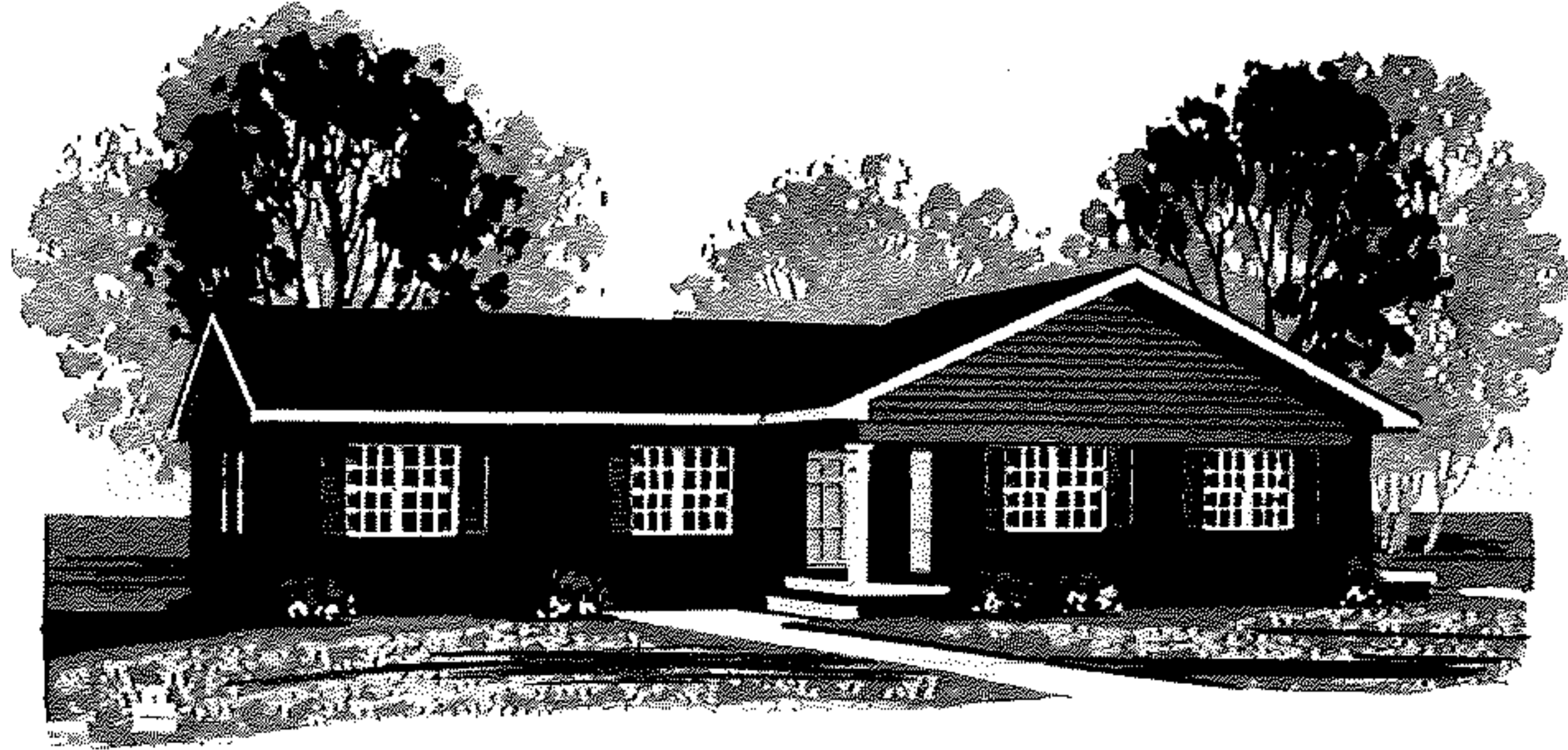
**REPRESENTATIVE ARCHITECTURE**





REPRESENTATIVE PHOTOS

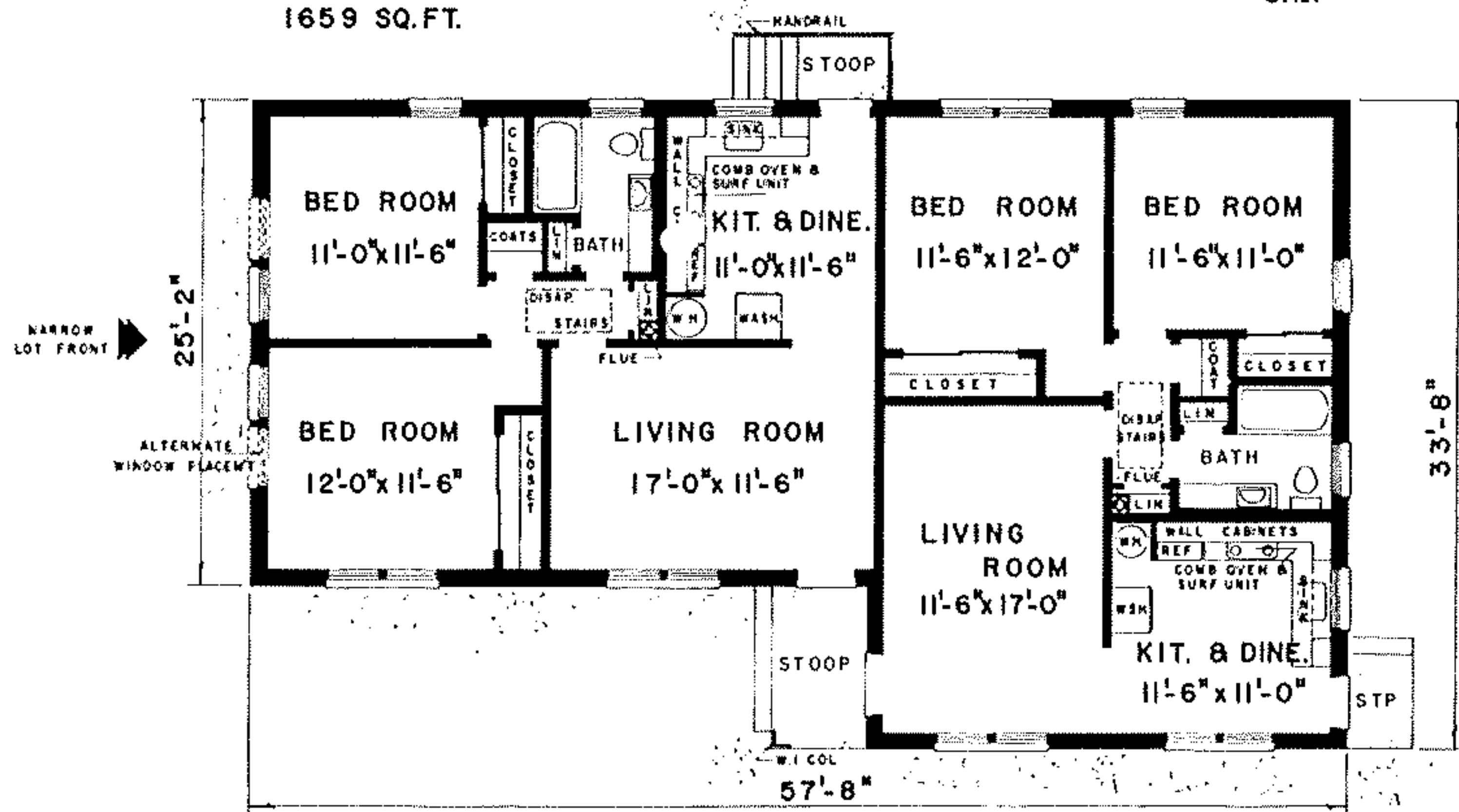
GABLE ROOF  
FRONT  
(WIDE LOT)



**PLAN NO. 622-D**

TOTAL (BOTH UNITS)  
1659 SQ. FT.

NOTE: FURNISHED  
W/CRAWL SPACE  
ONLY



Representation is for elevations and floor plan only, the image associated with the plan is not representative of the materials to be used on the actual structures to be built onsite.



# EXHIBIT "A" TO REZONE NO P24-0056

Page 9 of 12

## REPRESENTATIVE PHOTOS



### PLAN NO. 626-D

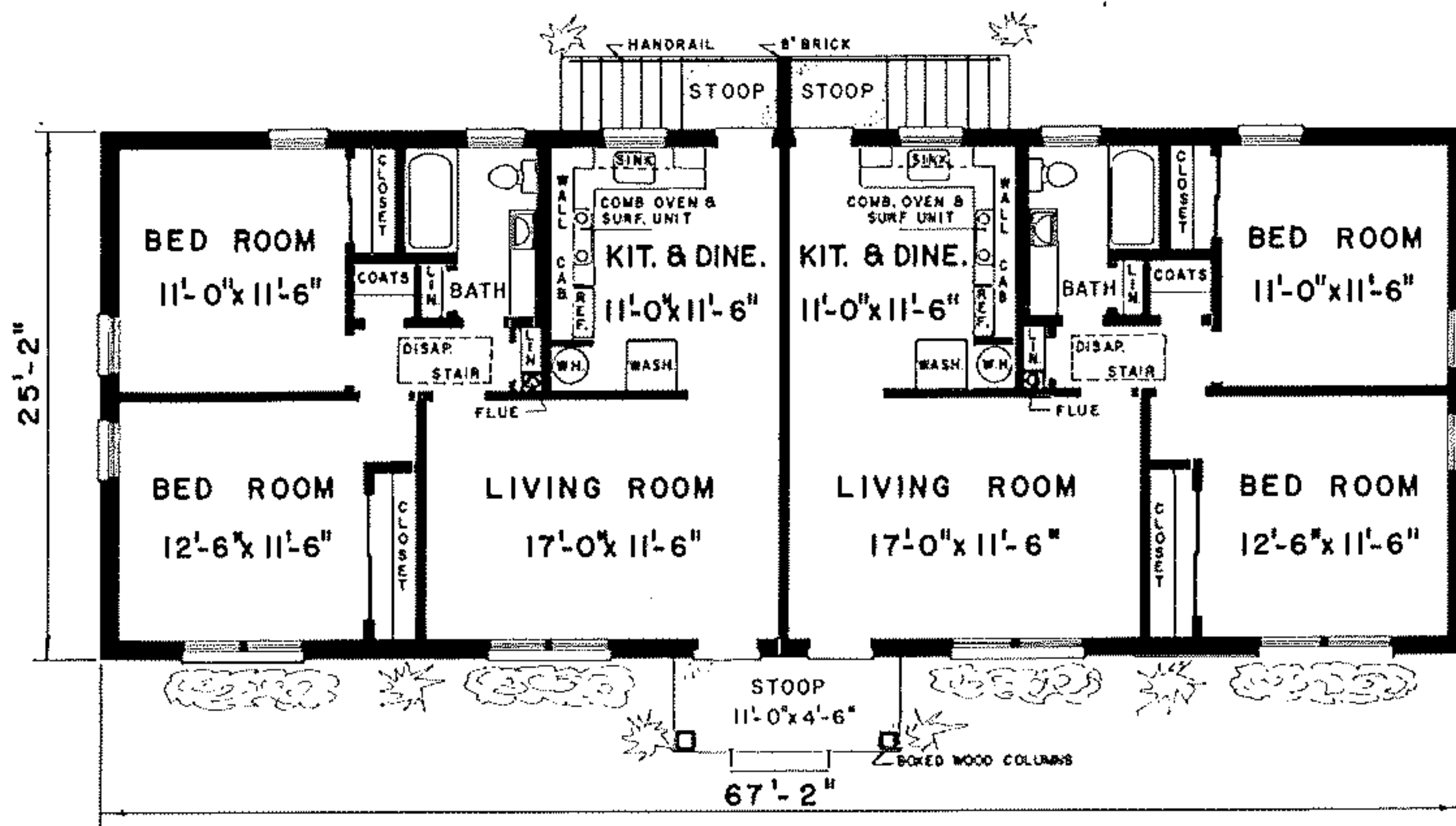
TOTAL (BOTH UNITS)

1684 SQ. FT.

STOOPS

78 SQ. FT.

NOTE: FURNISHED  
W/CRAWL SPACE  
ONLY



Representation is for elevations and floor plan only, the image associated with the plan is not representative of the materials to be used on the actual structures to be built onsite.



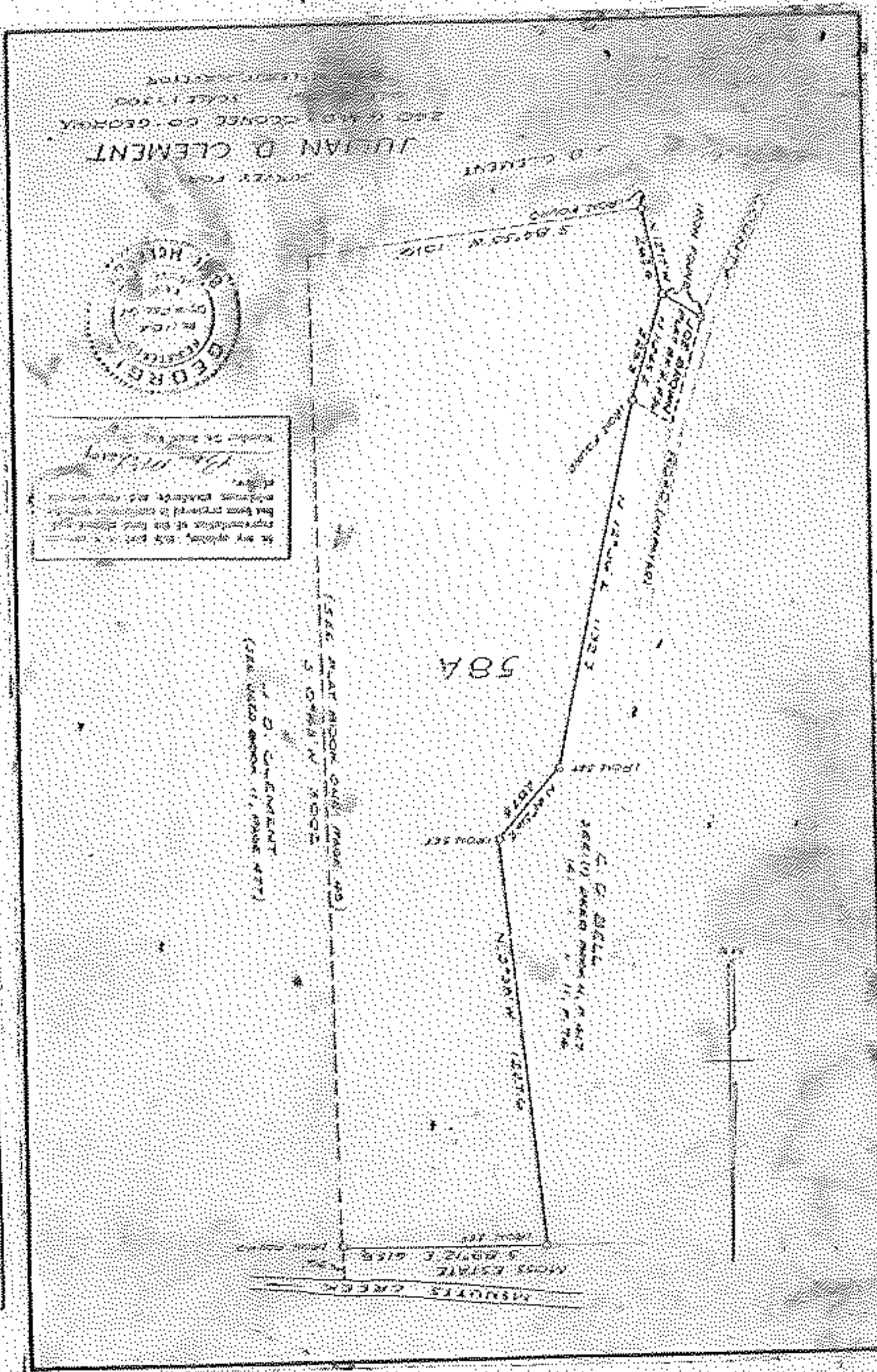
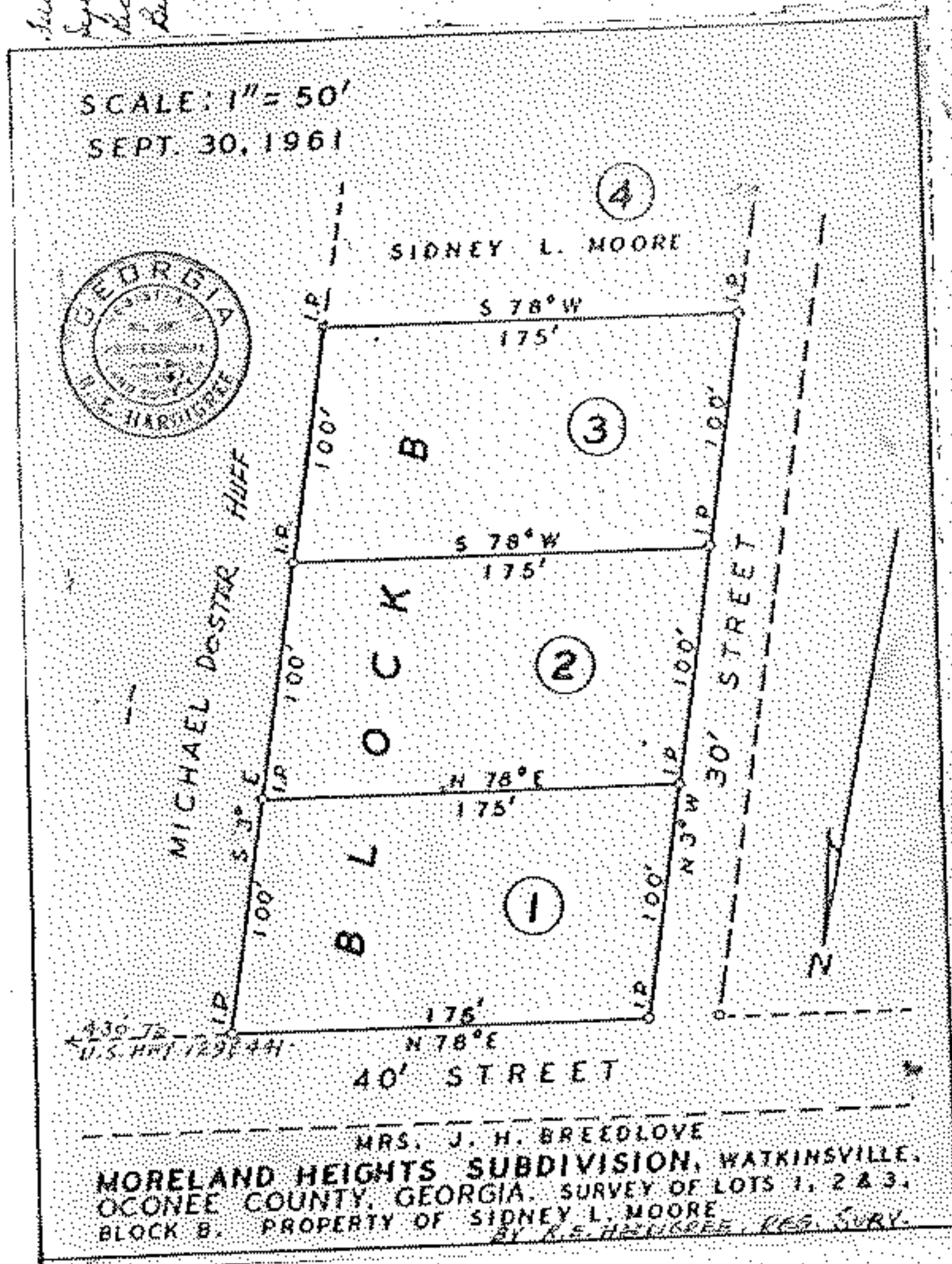
# EXHIBIT "A" TO REZONE NO P24-0056

Page 10 of 12

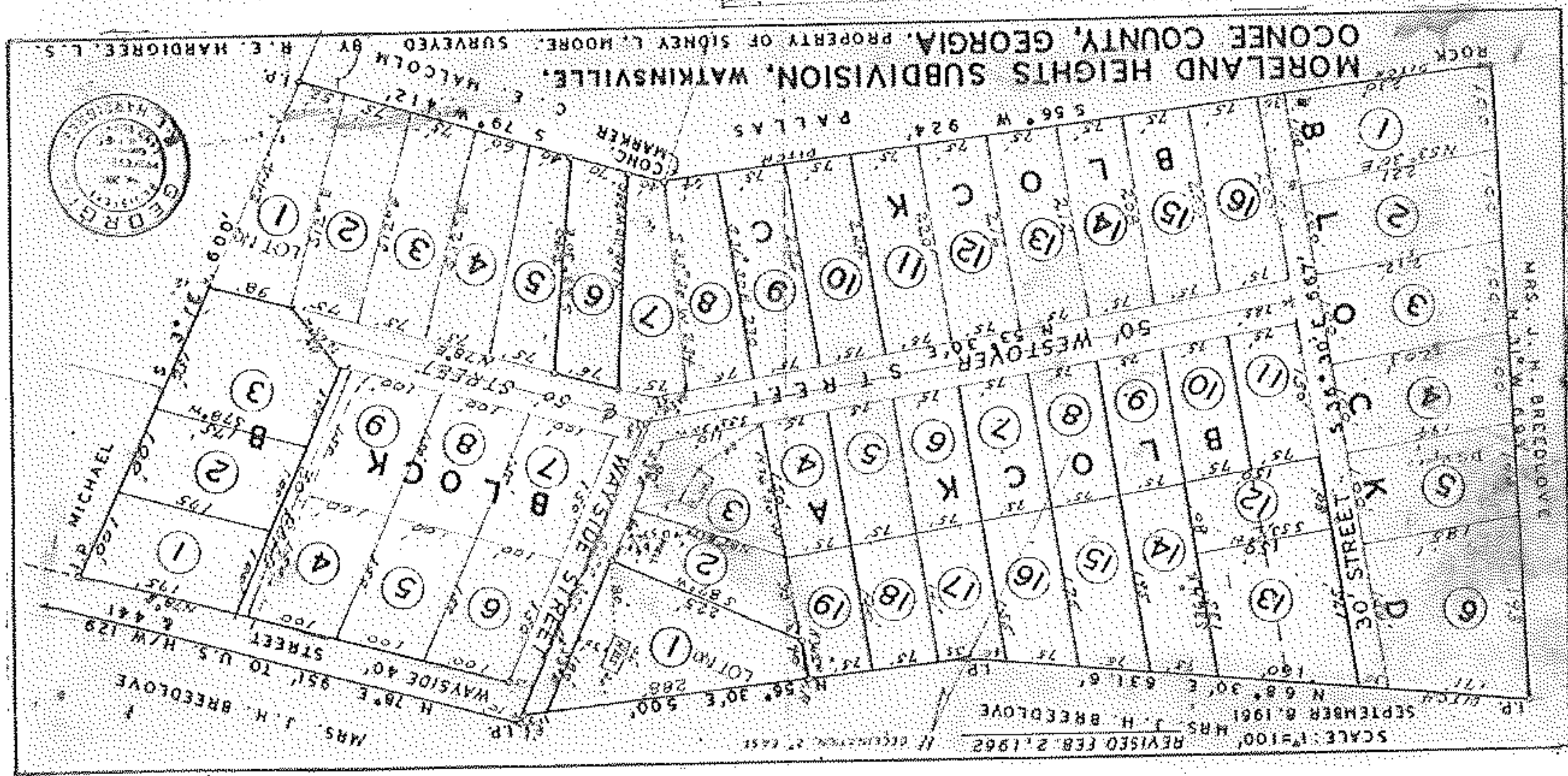
## PLAT

57

*Handwritten:*  
 Subj. for Record  
 Sept. 1, 1961, 9 am  
 Recorded Sept. 1, 1961 -  
 Book 11 of Public Records



*Handwritten:*  
 Subj. for Record  
 Sept. 1, 1961, 9 am  
 Recorded Sept. 1, 1961 -  
 Book 11 of Public Records



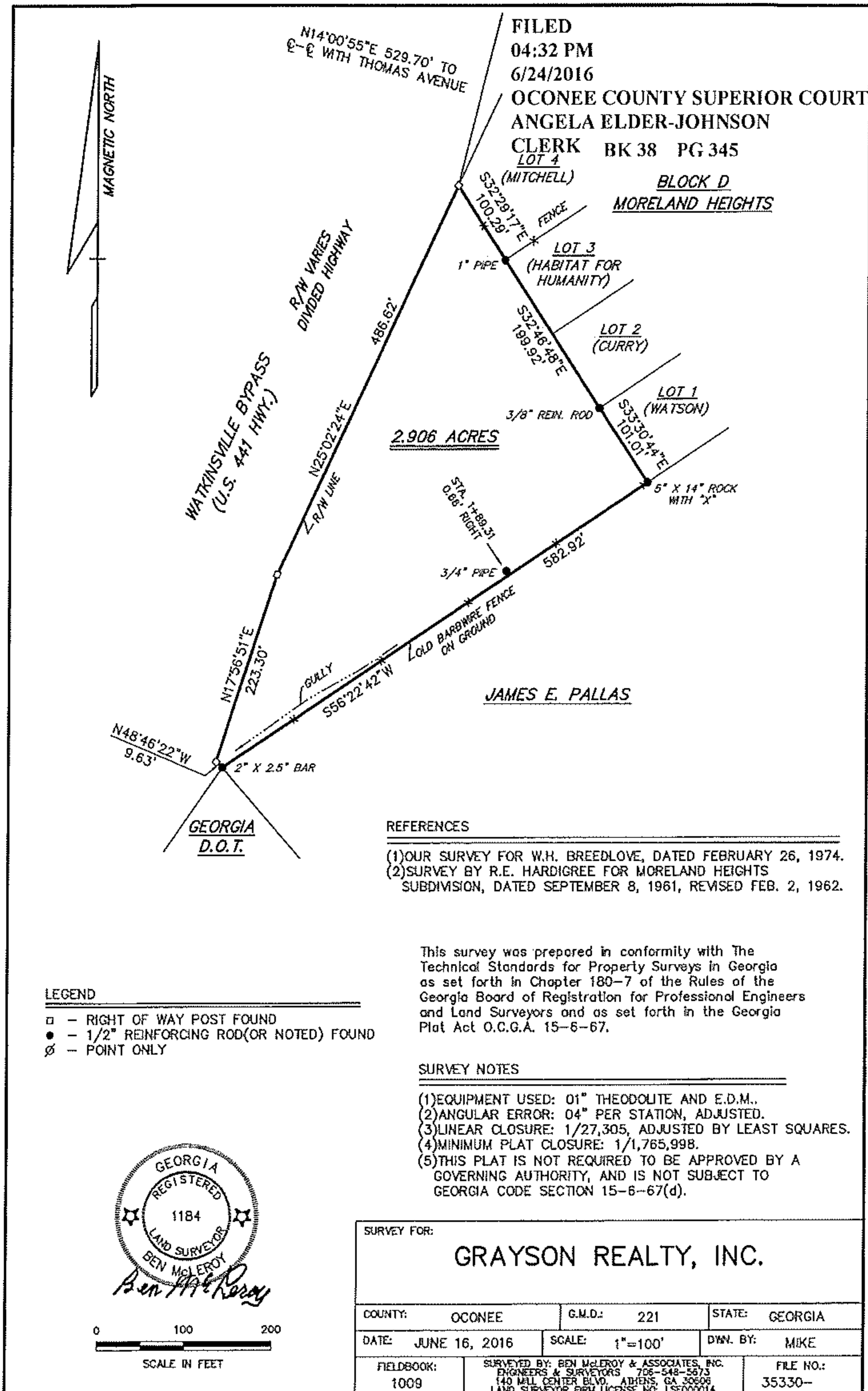
*Handwritten:*  
 Subj. for Record  
 Sept. 1, 1961, 9 am  
 Recorded Sept. 1, 1961 -  
 Book 11 of Public Records



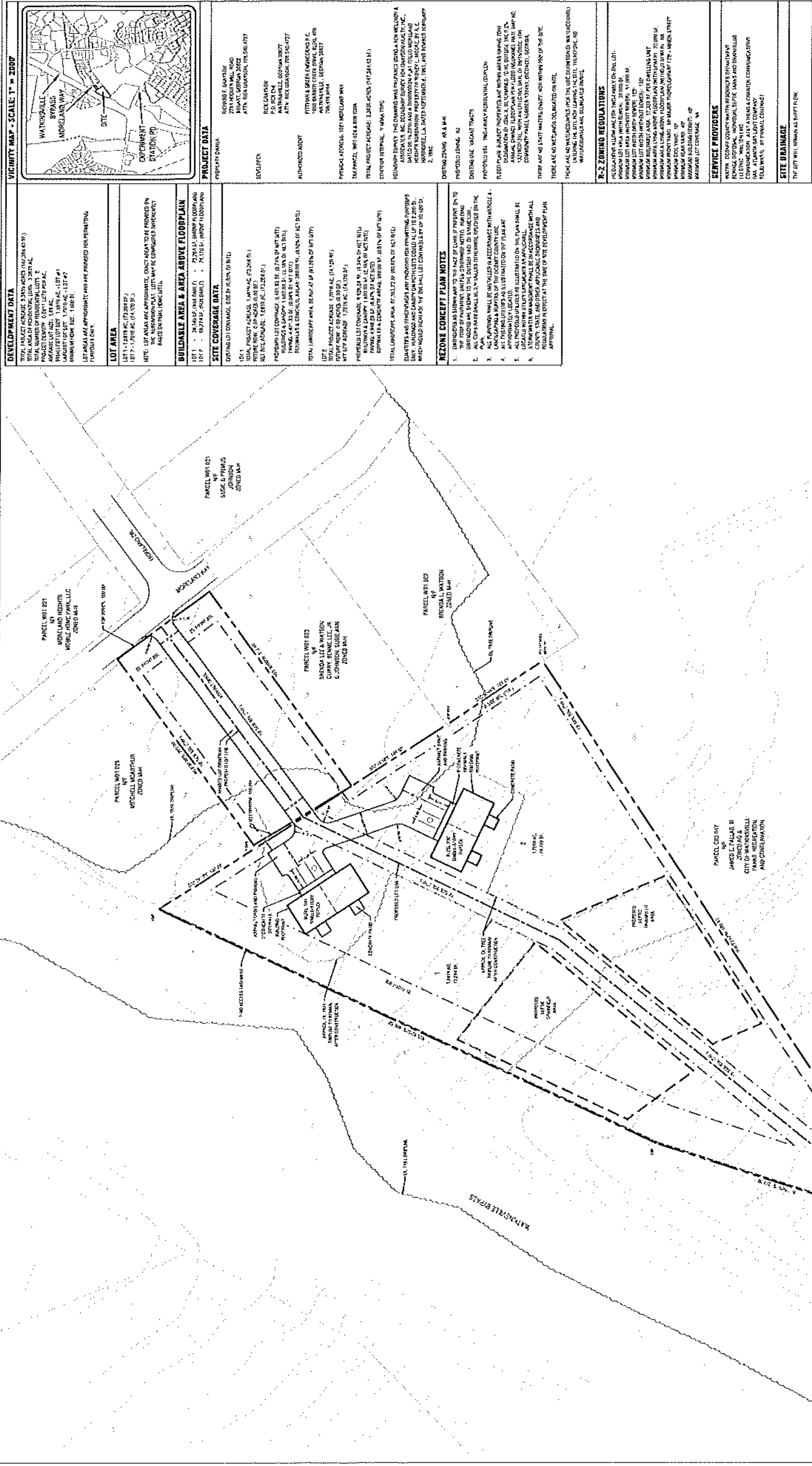
# EXHIBIT "A" TO REZONE NO P24-0056

Page 11 of 12

## PLAT











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

**REZONE CASE #:** P24-0056

**DATE:** May 9, 2024

**STAFF REPORT BY:** David Webb, AICP (Senior Planner)

**APPLICANT NAMES:** Justin Greer, Pittman & Greer Engineering, P.C.

**PROPERTY OWNER(S):** Richard F. Grayson

**LOCATION:** 1021 Moreland Way & 0 Veterans Memorial Parkway  
Parcel number(s) W-01-024 and B-06-030A

**PARCEL SIZE(s):** ±3.38 acres



**EXISTING ZONING:** 1021 Moreland Way: M-H (Mobile Home District)  
0 (unaddressed) Veterans Parkway: AR (Agricultural Residential District)

**EXISTING LAND USES:** Vacant

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Community Village

**ACTION REQUESTED:** Rezone the ±3.38 acre properties from M-H and AR to R-2 (Two-Family Residential District)

**STAFF RECOMMENDATION:** Staff recommends denial of this request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** May 20, 2024

**BOARD OF COMMISSIONERS:** June 4, 2024

**ATTACHMENTS:** Application  
Narrative  
Zoning Impact Analysis  
Plat of Survey  
Concept Plan



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The zoning designations for both W-01-024 and B-06-030A were created with the original zoning adoption in 1968.
- There was a 1125 SF residence on the 1021 Moreland Way parcel that received a demolition permit dated 9-15-2017.
- The 1021 Moreland Way parcel is a part of the Moreland Heights Subdivision dated February 2, 1962 and recorded in Plat Book 2, Page 57.

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Residential / U.S. Hwy 441	M-H (Mobile Home District)
<b>SOUTH</b>	Residential and Vacant	M-H (Mobile Home District), AR (Agricultural Residential District)
<b>EAST</b>	Residential	M-H (Mobile Home District)
<b>WEST</b>	U.S. Hwy 441	GDOT ROW

### **PROPOSED DEVELOPMENT**

- The owner is seeking to rezone the property from AG & MH to R2 and divide the overall acreage into two lots, each with a duplex.
- The owner is proposing to construct and retain the residences, making them available to the rental market once completed.
- The two proposed lots are 1.68 and 1.70 acres.

### **PROPOSED TRAFFIC PROJECTIONS**

- The concept plan indicates the two lots will access Moreland Way. The creation of 2 additional lots does not require a traffic impact study. The projected PM peak is 2.44.

### **PUBLIC FACILITIES**

#### **Water:**

- The property is currently served by county water and future lots will also be served by county water.

#### **Sewer:**

- Oconee County Water Resource indicated no sewer is available for this property. The proposed dwellings will be served by on-site septic systems.

#### **Roads:**

- The property will be accessed by driveways that will connect to Moreland Way.

#### **Environmental:**

- The Concept Plan indicates there is no 100-year flood plain, state waters or wetlands on the site.

## **COMMENTS FROM OTHER DEPARTMENTS & AGENCIES**

### **OCONEE COUNTY PUBLIC WORKS DEPARTMENT**

- No comments received as of 5-9-2024.

### **OCONEE COUNTY WATER RESOURCES DEPARTMENT**

- Reviewed with no comments



## OCONEE COUNTY FIRE CHIEF

- Reviewed with no comments

## OCONEE BOARD OF EDUCATION

- No comments received as of 5-9-2024.
- 

## STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR REZONING CONSIDERATION” AS SET FORTH IN SECTION 1207.01 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

- A. Whether the zoning proposal will permit a use that is suitable in view of the existing uses, development, and zoning of nearby property.**  
The proposed R-2 zoning is not consistent with the adjacent existing uses that are single family residences. There is no adjacent R-2 zoning or any R-2 zoning in the vicinity. Staff analysis indicates that the proposed R-2 zoning is NOT suitable in view of the single-family development in the area.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**  
As currently zoned, the property has a reasonable economic use for a dwelling on the MH property and the allowed uses for the AR property.
- 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;**  
There would be a change in allowed density from 0.59 to 1.18 dwellings per acre. It is not known if there will be an impact on the schools as the Oconee County Schools did not submit comments. There are no anticipated impacts to streets or sewer. Water Resources has indicated there is a potable water line to serve the property but does not guarantee capacity until the time of an application for connection is made.
  - ii. Environmental impact;**  
The Concept Plan indicates there is no 100-year flood plain, state waters or wetlands on the site.
  - iii. Effect on the existing use, usability and/or value of adjoining property.**  
The proposed development of four duplex units with a driveway connection to an existing road does not appear to have an effect on the existing use and usability of adjacent parcels. Staff does not have information to evaluate a potential change to values of the adjoining properties.
- 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 1021 Moreland Way property has been vacant since 2017. The 0 Veterans Parkway property is currently vacant and wooded.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**  
Per the UDC, The R-2 (Two Family Residential District) is “is intended primarily for two-family residences and related uses at low-to-medium suburban residential densities on land which is served by public water and/or sewer systems. The development of lots in this District is also permitted with septic tanks provided that the placement of each septic tank shall be approved by the Oconee County Health Department.” (Unified Development Code Sec. 205.05). Staff analysis indicates that the proposal for five (2) lots, each with a duplex, is consistent with the stated purpose of the Two Family Residential District (R-2) 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.**



There are no known existing or changing conditions or land use patterns affecting the use and development of the property.

**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 Community Village Center Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan describes this Character Area as containing “a large grocery or drug store, small office complexes such as “office condominiums,” financial institutions, full-service restaurants, medical/dental clinics, gas stations, community gathering spaces, and institutional uses (such as libraries or community centers). A community village concept should create a small community where it is possible to live, work, and play through a variety of housing options, small businesses, offices, retail shops, services, well-placed parks, plazas, and open spaces.”

The Comprehensive Plan supports B-1, B-1-MPD, B-2 and B-2-MPD zoning in this Character Area. Staff finds the proposed R-2 zone is NOT in conformity with the Comprehensive Plan as this is not a part of a mixed-use project.

**H. The availability of adequate sites for the proposed use in districts that permit such use.**

There is no R-2 zoning in the vicinity of the subject properties.

## **STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

**Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends denial of the request to rezone ± 3.38 acres to R-2 (Two Family Residential District).**

**If the Board chooses to approve this request, staff recommends the following conditions of approval:**

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. All dwelling units shall have facades that consist primarily of brick, stone, stucco, or lap siding consisting of painted wood lap or fiber cement board siding. No vinyl or metal siding shall be allowed.



SITE PICTURES

