

**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 revise the conditions for a previously approved special use case #2636 zoning classification AG (Agricultural District) pursuant to an application for special use of property owned by Christopher Terrell submitted on August 13, 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 Christopher Terrell on August 13, 2024, request for revision to conditions for previously approved special use case #2636 of a ±16.267-acre tract of land located at 2201 Ruth Jackson Road in Oconee County, Georgia, (tax parcel no B-12-018C), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 October 21, 2024, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on November 5, 2024.

ADOPTED AND APPROVED, this 5<sup>th</sup> of November, 2024.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

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

John Daniell  
John Daniell, Chairman

Mark Thomas  
Mark Thomas, Member

Chuck Horton  
Chuck Horton, Member

Amrey Harden  
Amrey Harden, Member

Mark Saxon  
Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson  
Clerk, Board of Commissioners



# **EXHIBIT "A" TO REZONE NO P24-0155**

**Page 1 of 7**

## **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. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

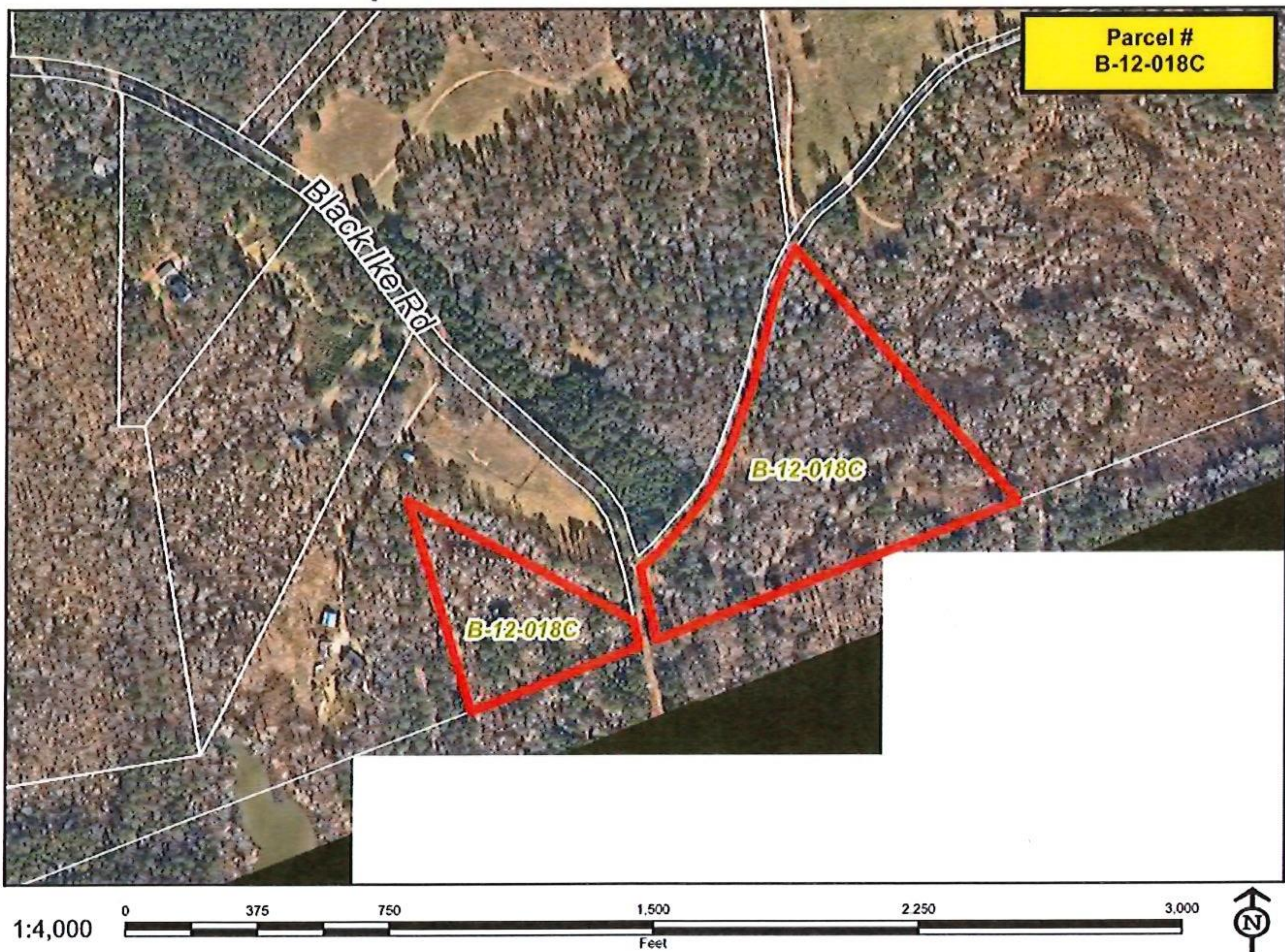


EXHIBIT "A" TO REZONE NO P24-0155

Page 2 of 7

TAX MAP

Special Use # P24-0155 - Chris Terrell





**EXHIBIT "A" TO REZONE NO P24-0155**

**Page 3 of 7**

**LEGAL DESCRIPTION**

**L E G A L   D E S C R I P T I O N**

1600 Black Ike Road

ALL THAT TRACT or parcel of land lying and being in the 223 rd GMD, Oconee County, Georgia being more particularly described as follows:

BEGINNING at a point on the south right-of-way of Black Ike Road a distance of 5700 feet from the centerline of Colham Road.

THENCE South 69 degrees 56 minutes 05 seconds East for a distance of 23.87 feet to point;

THENCE North 58 degrees 04 minutes 09 seconds East for a distance of 52.58 feet to point;

THENCE North 38 degrees 30 minutes 19 seconds East for a distance of 217.31 feet to point;

THENCE North 34 degrees 22 minutes 13 seconds East for a distance of 60.37 feet to a point;

THENCE North 34 degrees 22 minutes 13 seconds East for a distance of 24.57 feet to a point;

THENCE North 24 degrees 46 minutes 43 seconds East for a distance of 75.48 feet to point;

THENCE North 20 degrees 13 minutes 53 seconds East for a distance of 142.08 feet to point;

THENCE North 17 degrees 15 minutes 21 seconds East for a distance of 108.70 feet to point;

THENCE North 12 degrees 48 minutes 22 seconds East for a distance of 134.79 feet to point;

THENCE North 15 degrees 57 minutes 43 seconds East for a distance of 79.62 feet to point;

THENCE North 21 degrees 46 minutes 09 seconds East for a distance of 77.81 feet to point;

THENCE North 28 degrees 59 minutes 35 seconds East for a distance of 89.45 feet to a point;

THENCE South 41 degrees 38 minutes 51 seconds East for a distance of 930.15 feet to a point;

THENCE South 68 degrees 48 minutes 28 seconds West for a distance of 849.00 feet to point;

THENCE South 68 degrees 48 minutes 28 seconds West for a distance of 844.16 feet to point;

THENCE North 13 degrees 06 minutes 37 seconds West for a distance of 642.44 feet to a point;

THENCE South 63 degrees 22 minutes 40 seconds East for a distance of 721.22 feet to point;

THENCE North 17 degrees 43 minutes 43 seconds West for a distance of 84.72 feet to the Point of Beginning.

Said property contains 16.267 acres.



# **EXHIBIT "A" TO REZONE NO P24-0155**

**Page 4 of 7**

## **NARRATIVE**

### **Special Use Modification for Case # 2636**

**Introduction:** I, the property owner Christopher Terrell, am requesting a modification to the Conditional Use Permit that is currently on my property at 1600 Black Ike Rd., Watkinsville, GA; Plat B 12 018C. I am asking that Condition 1 and 2 removed from the existing Conditional Use Permit in order to sell 10.003ac. The entirety of the acreage is 174.9ac; with 16.267ac located in Oconee County and 158.663ac located in Greene County. The property is strictly accessed from Oconee County road; specifically Black Ike Rd.

The purpose of this modification is to divide the 15.39ac in Oconee County, zoned AG and in Conservation, into 2 lots of 10.003ac and 6.264ac. Both lots would remain zoned AG and continue in Conservation. The property is currently undeveloped, and the result of the modification would allow the sale of the 10.003ac for the eventual building of a single permanent residence by the new owner.

**Adjacent Properties:** 1850 Black Ike Rd. is zoned A1. All other properties are zoned AG. All surrounding properties contain single permanent residences and are used for residential and farming purposes.

**Development Details:** At this time, there is no further development being proposed. Once the property is divided and sold, the new owner would then follow the application purpose for residential development.

**Architecture:** The intent of the division is to allow the building of a single family residence; with associated outbuildings to support agricultural development. Said structure would conform with the style and size of existing residences already in this area.

**Access and Traffic:** The proposed plat for the division of the property includes a permanent ingress/egress through an existing driveway on the 6.264ac lot. Said existing driveway is a separate driveway than the one that is used to access the 6.264ac lot. GIS has already registered both driveways independently at 1600 and 1610 Black Ike Rd.

Per the Institute of Transportation Engineers, Trip Generation, 11<sup>th</sup> Edition (ITE Manual), the proposed modification will result in 9.4 ADT (average daily trips). Impact on local traffic will be minimal.

**Water and Sewer:** N/A. For future development, well and septic will be required as public services are not available at this address.

**Stormwater Drainage:** N/A. Landscape is not changing; therefore, existing water drainage will remain as-is.

**Schools:** N/A. For future development, the intended buyer has 4 children under the age of 6. They would eventually be enrolled in either private or public schools in/near Oconee County. This equates to a minimal impact on the school system.

**Landscaping:** N/A. Landscape is not changing.

**Schedule:** Purchase of described property is scheduled to close on or before Nov. 15, 2024.

**Conclusion:** Attached are letters of support from the Adjacent Property Owners.

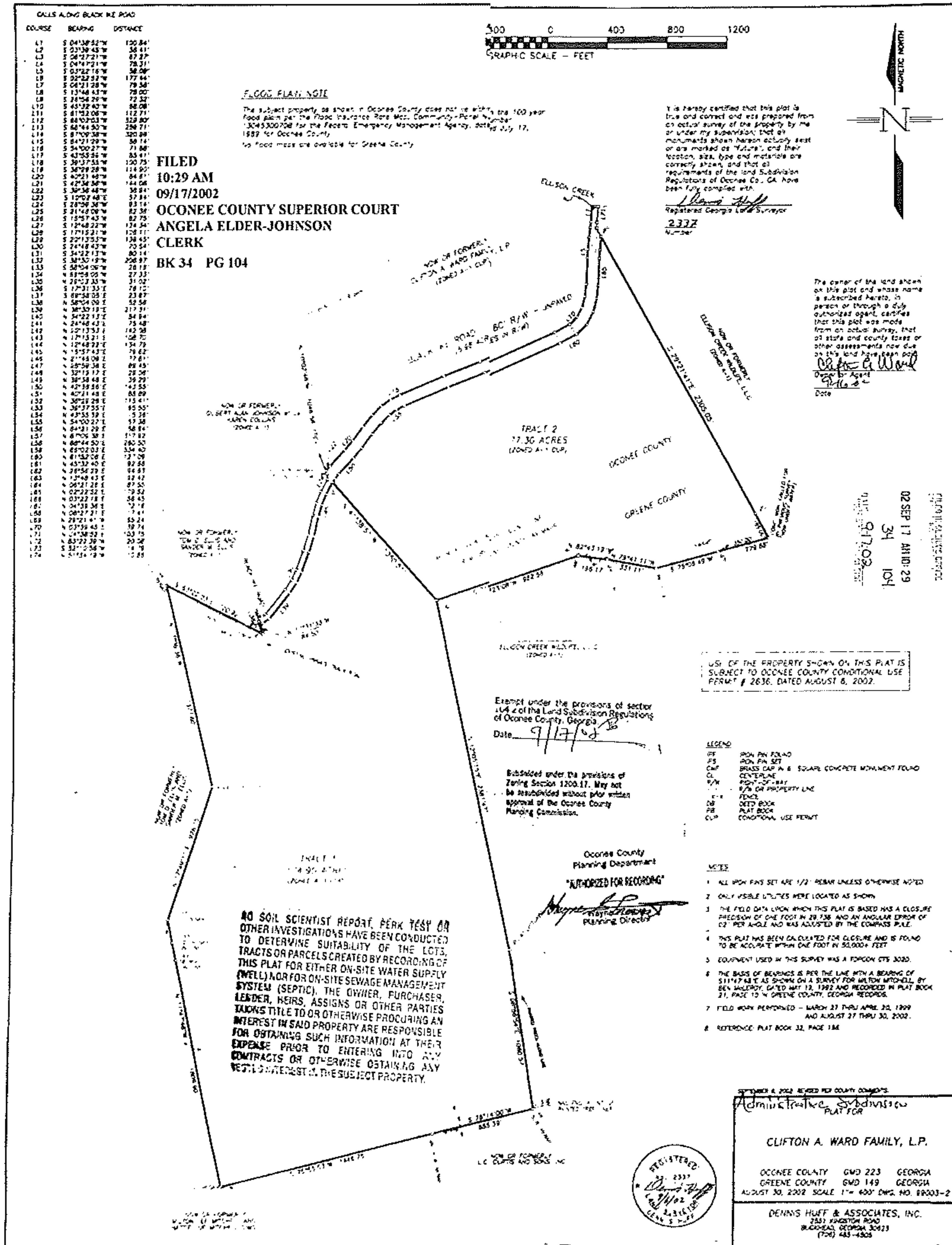


# EXHIBIT "A" TO REZONE NO P24-0155

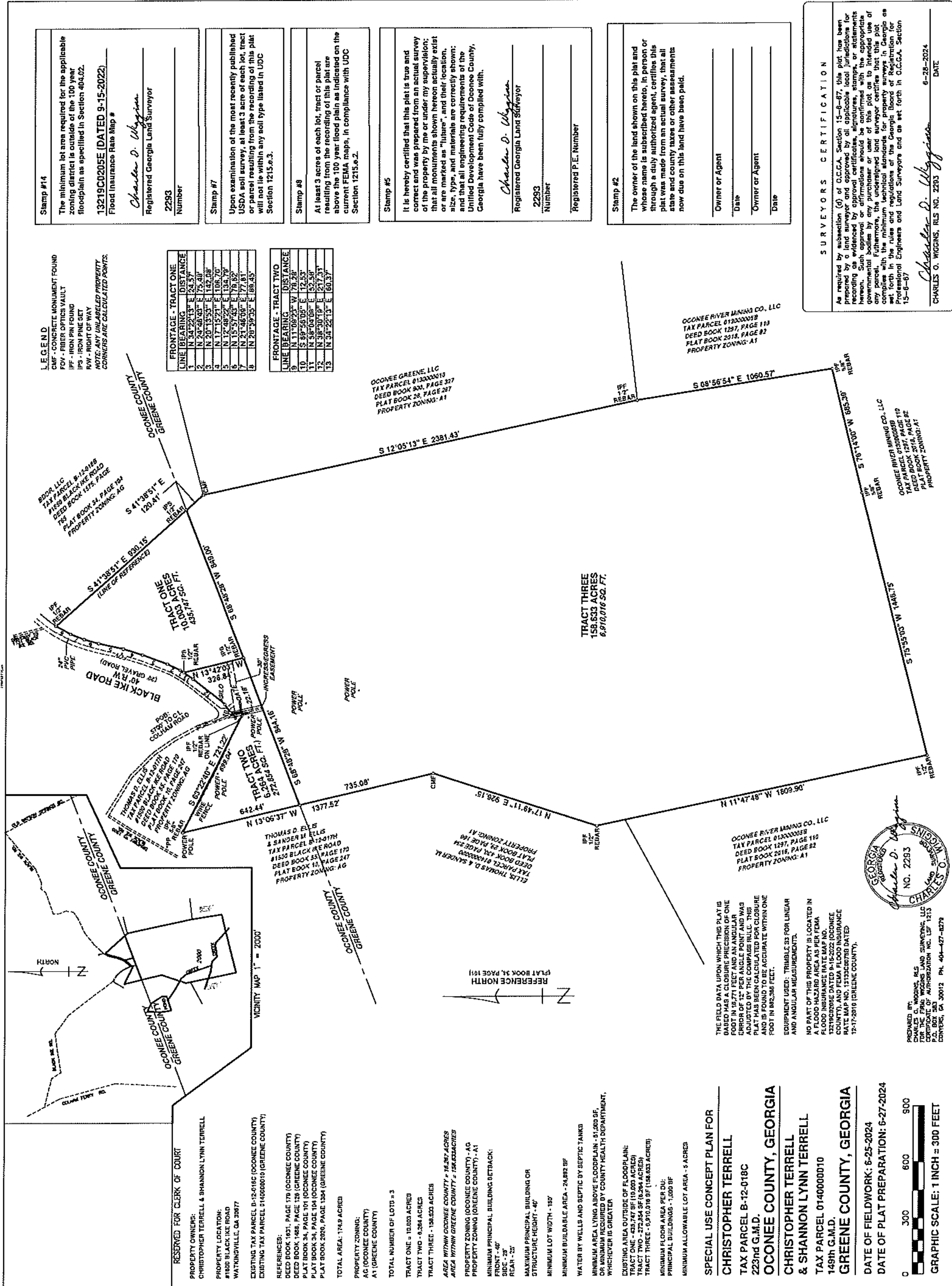
Page 5 of 7

## PLAT

104







Stamp #14

The minimum lot area required for the applicable zoning district is outside of the 100 year floodplain as specified in Section 404.02.

13219C0205E (DATED 9-15-2022)

Flood Insurance Rate Map #

Charles O. Wiggins

Registered Georgia Land Surveyor

2293

Number

Stamp #7

Upon examination of the most recently published USDA soil survey, at least 3 acre of each lot, tract or parcel resulting from the recording of this plat will not lie within any soil type listed in UDC Section 1215.e.3.

Stamp #8

At least 3 acres of each lot, tract or parcel resulting from the recording of this plat are above the 100 year flood plain as indicated on the current FEMA maps, in compliance with UDC Section 1215.e.2.

Stamp #5

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 engineering requirements of the Unified Development Code of Oconee County, Georgia have been fully complied with.

Charles O. Wiggins

Registered Georgia Land Surveyor

2293

Number

Registered P.E. Number

Stamp #2

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies this plat was made from an actual survey, that all state and county taxes or other assessments now due on this land have been paid.

Owner or Agent

Date

Owner or Agent

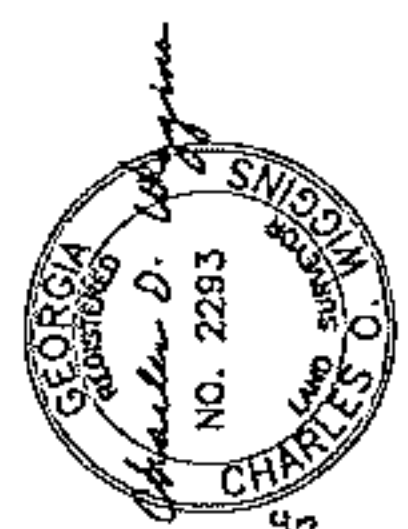
Date

SURVEYORS CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approval or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.

Charles O. Wiggins

CHARLES O. WIGGINS, RLS NO. 2293 6-28-2024 DATE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 15" PER ANGLE POINT AND WAS ADJUSTED BY THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED: TRIMBLE S3 FOR LINEAR AND ANGULAR MEASUREMENTS.

NO PART OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER FEMA 13219C0205E DATED 9-15-2022 (OCONEE COUNTY), AND FEMA FLOOD INSURANCE RATE MAP NO. 13133C0278B DATED 12-17-2010 (GREENE COUNTY).

PREPARED BY:  
CHARLES O. WIGGINS, RLS  
FOR THE FIRM WIGGINS LAND SURVEYING, LLC  
CERTIFICATE OF AUTHORIZATION NO. 13F 1213  
P.O. BOX 303  
CONOVER, GA 30012 PH. 404-427-1279

RESERVED FOR CLERK OF COURT

PROPERTY OWNERS:  
CHRISTOPHER TERRELL & SHANNON LYNN TERRELL

PROPERTY LOCATION:  
#1800 BLACK HOLE ROAD  
WATKINSVILLE, GA 30677

EXISTING TAX PARCEL B-12-018C (OCONEE COUNTY)  
EXISTING TAX PARCEL 0140000010 (GREENE COUNTY)

REFERENCES:  
DEED BOOK 1931, PAGE 170 (OCONEE COUNTY)  
DEED BOOK 1408, PAGE 128 (GREENE COUNTY)  
PLAT BOOK 34, PAGE 101 (OCONEE COUNTY)  
PLAT BOOK 34, PAGE 104 (OCONEE COUNTY)  
PLAT BOOK 2020, PAGE 1304 (GREENE COUNTY)

TOTAL AREA: 174.9 ACRES

PROPERTY ZONING:  
AG (OCONEE COUNTY)  
A1 (GREENE COUNTY)

TOTAL NUMBER OF LOTS = 3

TRACT ONE = 10.003 ACRES  
TRACT TWO = 0.264 ACRES  
TRACT THREE = 164.633 ACRES

AREA WITHIN OCONEE COUNTY = 14.267 ACRES  
AREA WITHIN GREENE COUNTY = 160.366 ACRES

PROPERTY ZONING (OCONEE COUNTY) - AG  
PROPERTY ZONING (GREENE COUNTY) - A1

MINIMUM PRINCIPAL BUILDING SETBACK:  
FRONT - 40'  
SIDE - 25'  
REAR - 25'

MAXIMUM PRINCIPAL BUILDING OR STRUCTURE HEIGHT - 40'

MINIMUM LOT WIDTH - 150'

MINIMUM BUILDABLE AREA - 24,892 SF

WATER BY WELLS AND SEPTIC BY SEPTIC TANKS

MINIMUM AREA LYING ABOVE FLOODPLAIN - 51,000 SF,  
OR MINIMUM REQUIRED BY COUNTY HEALTH DEPARTMENT,  
WHICHEVER IS GREATER

EXISTING AREA OUTSIDE OF FLOODPLAIN:  
TRACT ONE - 435,747 SF (10,003 ACRES)  
TRACT TWO - 272,854 SF (6,264 ACRES)  
TRACT THREE - 6,910,016 SF (158,933 ACRES)

MINIMUM FLOOR AREA PER DU:  
PRINCIPAL BUILDING - 1,000 SF

MINIMUM ALLOWABLE LOT AREA - 5 ACRES

SPECIAL USE CONCEPT PLAN FOR

CHRISTOPHER TERRELL

TAX PARCEL B-12-018C

223rd G.M.D.

OCONEE COUNTY, GEORGIA

CHRISTOPHER TERRELL

& SHANNON LYNN TERRELL

TAX PARCEL 0140000010

149th G.M.D.

GREENE COUNTY, GEORGIA

DATE OF FIELDWORK: 6-25-2024

DATE OF PLAT PREPARATION: 6-27-2024

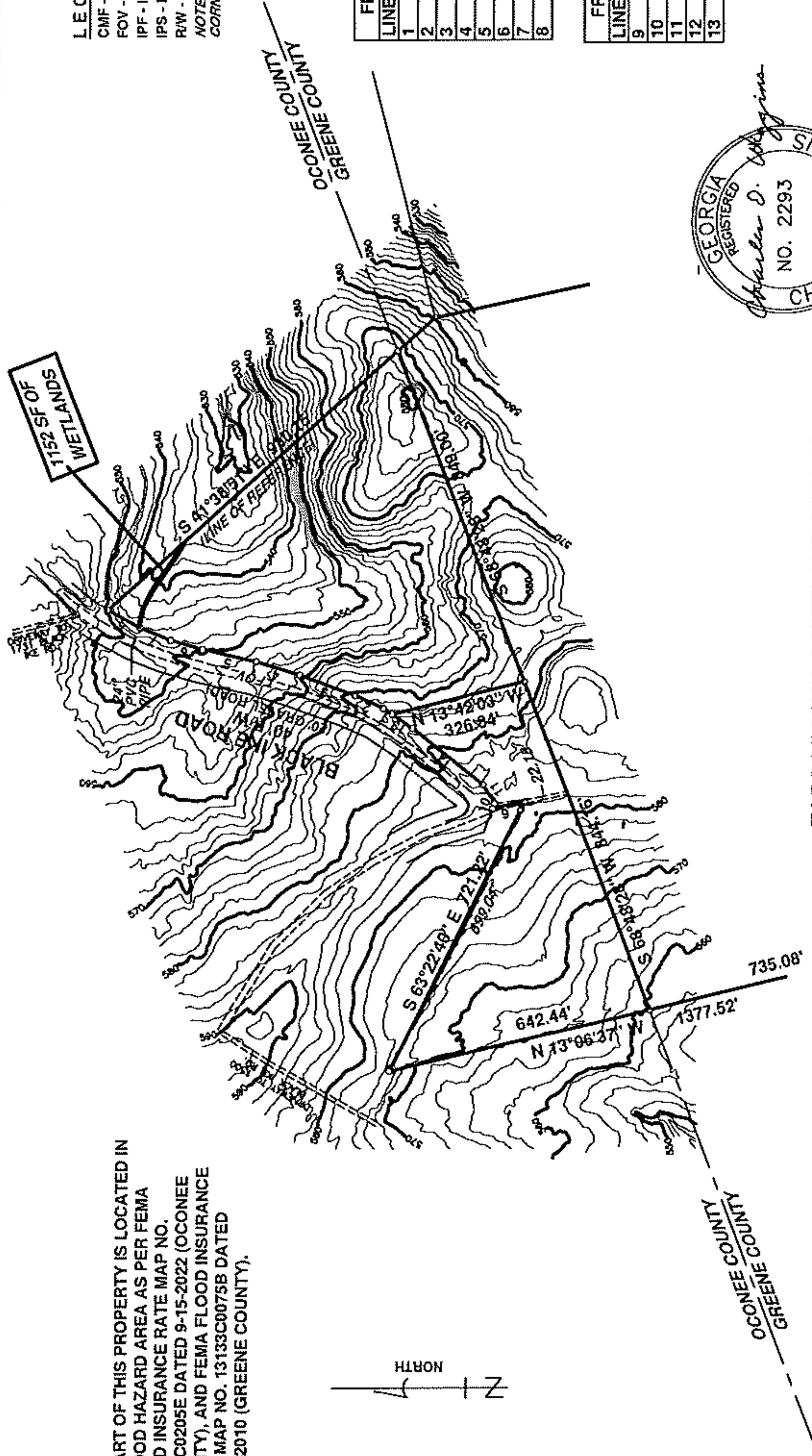


GRAPHIC SCALE: 1 INCH = 300 FEET



LEGEND

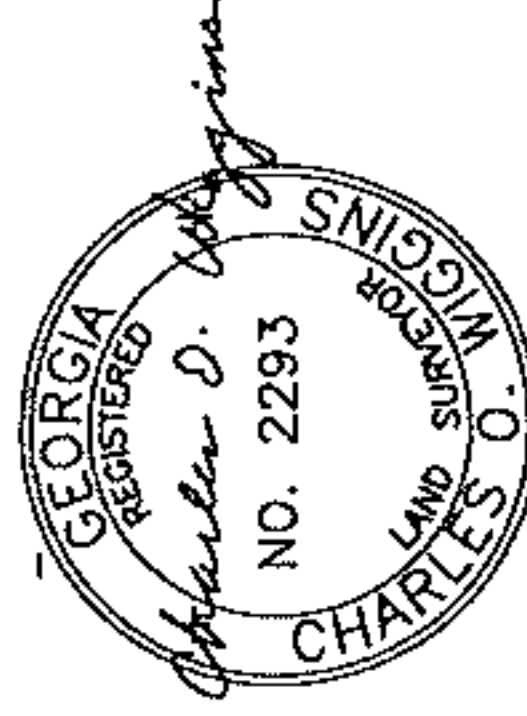
CMF - CONCRETE MONUMENT FOUND  
FOV - FIBER OPTICS VAULT  
IPF - IRON PIN FOUND  
IPS - IRON PINE SET  
RW - RIGHT OF WAY  
NOTE: ANY UNLABELED PROPERTY  
CORNERS ARE CALCULATED POINTS.



NO PART OF THIS PROPERTY IS LOCATED IN  
A FLOOD HAZARD AREA AS PER FEMA  
FLOOD INSURANCE RATE MAP NO.  
13219C0205E DATED 9-15-2022 (OCONEE  
COUNTY), AND FEMA FLOOD INSURANCE  
RATE MAP NO. 13133C0075B DATED  
12-17-2010 (GREENE COUNTY).

FRONTAGE - TRACT ONE		
LINE	BEARING	DISTANCE
1	N 34°22'13" E	24.57'
2	N 24°46'43" E	75.48'
3	N 20°13'53" E	142.08'
4	N 17°15'21" E	108.70'
5	N 12°48'22" E	134.79'
6	N 15°57'43" E	79.62'
7	N 21°46'09" E	77.81'
8	N 28°59'35" E	89.45'

FRONTAGE - TRACT TWO		
LINE	BEARING	DISTANCE
9	N 11°09'23" W	78.28'
10	S 69°56'05" E	12.53'
11	N 58°04'09" E	52.58'
12	N 38°30'19" E	217.31'
13	N 34°22'13" E	160.37'



TOPOGRAPHIC & WETLAND SHEET FOR

CHRISTOPHER TERRELL

TAX PARCEL B-12-018C

223rd G.M.D.

OCONEE COUNTY, GEORGIA

DATE OF FIELDWORK: 6-25-2024

DATE OF PLAT PREPARATION: 6-27-2024

0 300 600 900



GRAPHIC SCALE: 1 INCH = 300 FEET

PREPARED BY:  
CHARLES O. WIGGINS, RLS  
FOR THE FIRM: WIGGINS LAND SURVEYING, LLC  
CERTIFICATE OF AUTHORIZATION NO. LSF 1213  
P.O. BOX 583  
CONYERS, GA 30012 PH. 404-427-8279

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approval or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

Charles O. Wiggins  
CHARLES O. WIGGINS, RLS NO. 2293  
DATE 6-28-2024





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

---

**SPECIAL USE CASE #:** P24-0155

**DATE:** October 9, 2024

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

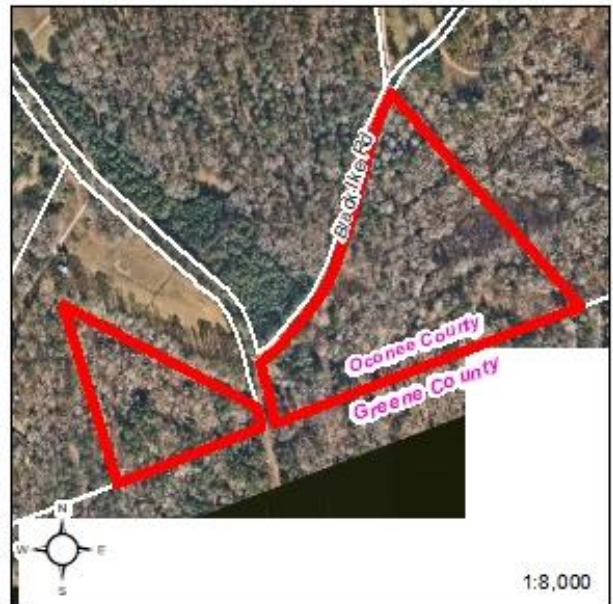
**APPLICANT NAME:** Christopher Terrell

**PROPERTY OWNER:** Christopher Terrell

**LOCATION:** 1600 Black Ike Rd  
Parcel B 12 018C

**PARCEL SIZE:** ± 174.9 total acres:  
± 16.267 acres in Oconee County and  
± 158.633 in Greene County

**EXISTING ZONING:** AG (Agricultural District)



**2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP:** Agricultural Preservation

**EXISTING LAND USE:** Vacant-Wooded

**ACTION REQUESTED:** Change in Conditions of a previous Special (Conditional) Use Permit

**REQUEST SUMMARY:** An amendment to all previous conditions of a Special (Conditional) use approval (#2636) to allow the creation of two lots on an unpaved road (Black Ike Road).

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** October 21, 2024

**BOARD OF COMMISSIONERS:** November 5, 2024

**ATTACHMENTS:** Application  
Narrative  
Special Use Impact Analysis  
Plats of Survey  
Concept Plan



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

### **HISTORY**

- Prior to adoption of the UDC, the creation of lots on an unpaved road required conditional use approval by the Board of Commissioners.
- A conditional use permit (#2636) was granted August 6, 2002 by the Board of Commissioners to allow the creation of two lots from the unpaved Black Ike Road with the following conditions:
  1. *The subject property shall not be divided into more tracts or smaller tracts than are shown on the concept plan until and unless all of Black Ike Road is paved to its intersections with other paved public roads. This shall include plats or security deeds for financing, or any other plats or deeds which would result in more tracts in the event of a foreclosure.*
  2. *Access to Oconee County roads from the subject property shall be limited to a maximum of two tracts as shown on the concept plan. No easements, driveways or other access shall be created by plat, deed, foreclosure or other means for more than said two tracts, including access through or over said tracts to other parcels.*
  3. *Until such time as Black Ike Road is paved as described in #1 above, no structures, uses or driveways shall be permitted on any one of the two tracts which will result in more than 25 ADT (average daily trips) from or across any one tract as calculated from the Institute of Transportation Engineers "Trip Generation Manual", or other recognized source approved by Oconee County.*
  4. *Developer shall deed to Oconee County Board of Commissioners a right-of-way of 40 feet in width from centerline on both sides along the entire property frontage of Black Ike Road.*
  5. *No fence, building, sign or other structure shall be placed, located or constructed within 90' of the centerline of Black Ike Road.*
  6. *The 100 year flood plain shall be located by field-run survey and so indicated on all plats of the property in accordance with the "National Flood Insurance Program, Flood Plain Management" regulations.*
  7. *All plats, deeds and covenants recorded for the subject property shall include these conditions by reference.*
- The subject property came before the Oconee County Board of Commissioners on May 2, 2000, requesting a CUP to divide the overall property into 5 tracts. It was denied by the Board.
- The subject property is currently zoned AG (Agricultural) and is accessed by a dirt road, (Black Ike Road) which is accessed from Old Watson Springs Road to the east and Colham Ferry Road to the west.
- The current parcel's plat was recorded September 17, 2002 (Plat book 34, Page 104).
- There are no structures on the property.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Residential / Agricultural	AG (Agricultural District)
<b>SOUTH</b>	Not applicable- Greene County	Not applicable- Greene County
<b>EAST</b>	Residential / Agricultural	AG (Agricultural District)
<b>WEST</b>	Residential / Agricultural	AG (Agricultural District)

### **PROPOSED PROJECT DESCRIPTION**

- The applicant is proposing to create two lots that are 10.003 and 6.264 acres.
- The Conditional Use Permit in place requires Black Ike Road to be paved before any more lots are created.
- Both proposed lots would access the unpaved Black Ike Road.
- The current UDC allows administrative approval of two lots on an unpaved road (Sec. 503.01) if no splits occurred since UDC adoption in November 2006.

### **TRAFFIC PROJECTIONS**

- There is an estimated 9.4 ADT (average daily trips) to be expected for the proposed two lots (Trip Generation Manual, 11<sup>th</sup> Edition).



## **PUBLIC FACILITIES**

### **Water:**

- The project is proposing to utilize private wells.

### **Sewer:**

- Sewage disposal will be provided via on-site septic.

### **Roads:**

- The site will be accessed from Black Ike Road, an unpaved county road

## **ENVIRONMENTAL**

- The Generalized U.S. Fish and Wildlife Wetlands map indicates that wetlands are present on site. The site will have to meet the requirements of Article 9 Environmental Protection.
- The wetlands locations are required to be verified by the US Army Corps of Engineers or a certified wetlands delineator prior to permitting. (UDC Sec. 919.02).
- There are no Flood Hazard Areas on the site.

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

---

### **Water Resources Department:**

- Reviewed on October 4, 2024, with the request for the OCWR Generic Rezone Condition.

### **Public Works Department:**

- Reviewed on October 7, 2024, with no comments.

### **Fire Department:**

- Reviewed on September 30, 2024, with no objection for residential use of the property.

### **Board of Education**

- No comments received as of October 9, 2024.

---

## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

### **A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

The purpose of the AG zoning district is to “preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements or waste disposal” (Unified Development Code Sec. 205.01). The applicant is requesting to remove the conditions of a previous Special (Conditional) Use Permit. The current UDC allows administrative approval of two lots on an unpaved road (Sec. 503.01) if no splits occurred since UDC adoption in November 2006. Staff analysis finds there was a change to the development code that no longer requires Board of Commissioners approval of a two-lot subdivision on an unpaved road. The creation of two lots that exceed the required AG lot size of 5 acres is consistent with the stated purpose of the zoning district.

### **B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?**

The subject property lies within the Agricultural Preservation Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “This Character Area includes lands in row crops, hay fields, or in pasture; woodlands and areas under forestry management; commercial wholesale nurseries; sparsely settled homes on individual tracts; and areas of sensitive natural



resources.” Staff finds this criterion does not apply as the application is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current ordinance.

**C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

The applicant is not proposing any new structures or development at this time. The access will be from an existing county dirt road. Staff finds this criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.

**D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

The applicant is not proposing any new structures or development at this time. The access will be from an existing county dirt road. Staff finds this criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.

**E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?**

The applicant is not proposing any new structures or development at this time. The access will be from an existing county dirt road. Staff finds this criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.

**F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

The applicant is not proposing any new structures or development at this time. Staff finds this criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.

**G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

The applicant is not proposing any new structures or development at this time. Staff finds this criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.

**H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**

The applicant is not proposing any new structures or development at this time. Staff finds this criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.

**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

The applicant is not proposing any new structures or development at this time. Staff finds this criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.

**J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

The applicant is not proposing any new structures or development at this time. Staff finds criterion does not apply as the applicant is seeking to remove all conditions of a previous Special (Conditional) Use Permit that is superseded by the current Unified Development Code.



## **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 approval of the special use request to remove the previous seven (7) conditions of Conditional Use Permit #2636. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:**

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. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.



## Site Picture





# Special Use # P24-0155 - Chris Terrell

Parcel #  
B-12-018C

Blacklike Rd

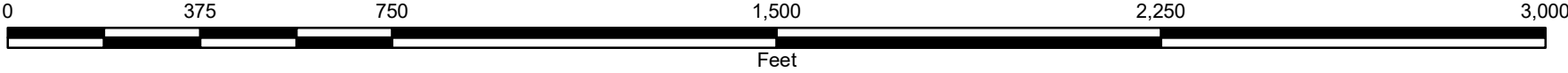
B-12-018C

B-12-018C

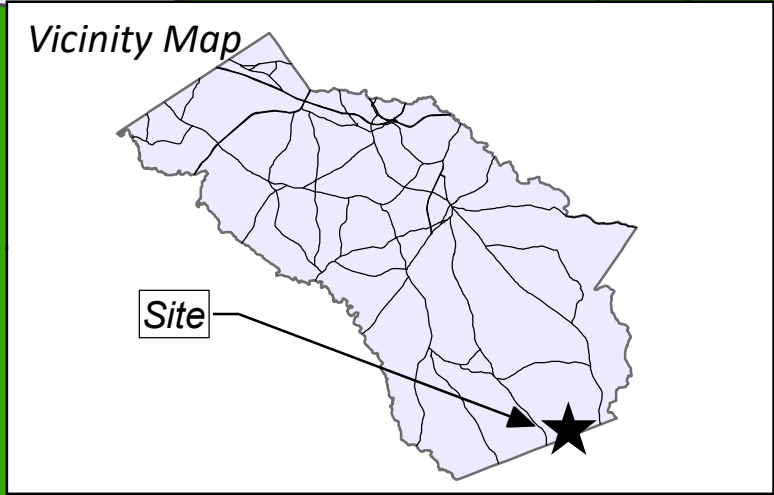
Oconee County  
Greene County

Oconee County  
Greene County

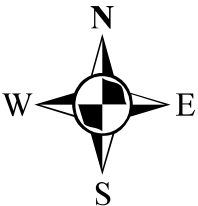
1:4,000



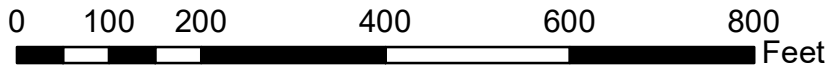




**Oconee County  
Planning Department**



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



**Black Ike Road**

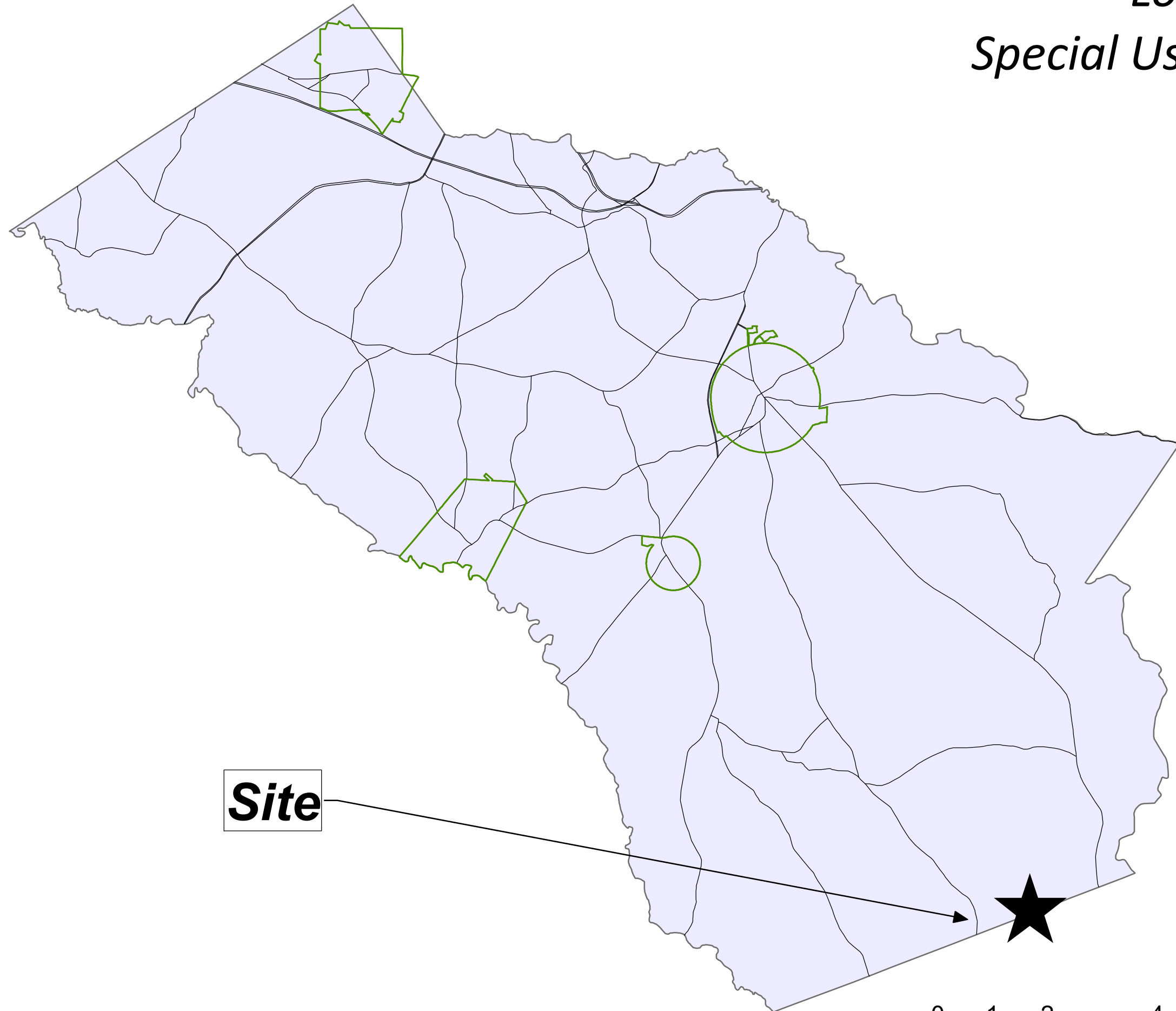
**Agricultural  
Preservation**

**Oconee County  
Greene County**

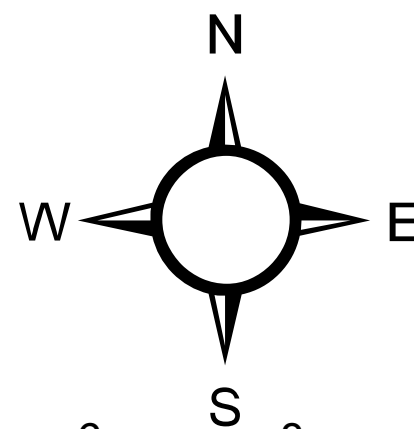
**Oconee County  
Greene County**



*Location Map -  
Special Use # P24-0155  
Chris Terrell*



**Site**



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  
and should be used for planning purposes only.

1:2,000

