

**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) to zoning classification OIP (Office Institutional Professional District) pursuant to an application for rezoning of property owned by Brenda H. Dupre, Trustee submitted on September 16, 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 Carter Engineering Consultants on June 14, 2024, requesting a rezone of a ±14.33-acre tract of land located at 1001 Ruth Jackson Road in, Oconee County, Georgia, (tax parcel no. B-02-042), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 November 18, 2024, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 3, 2024.

ADOPTED AND APPROVED, this 3rd of December, 2024.

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Absent

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

EXHIBIT "A" TO REZONE NO P24-0116

Page 1 of 18

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. 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 P24-0116

Page 2 of 18

TAX MAP

Rezone # P24-0187 - Brenda Dupre, Trustee

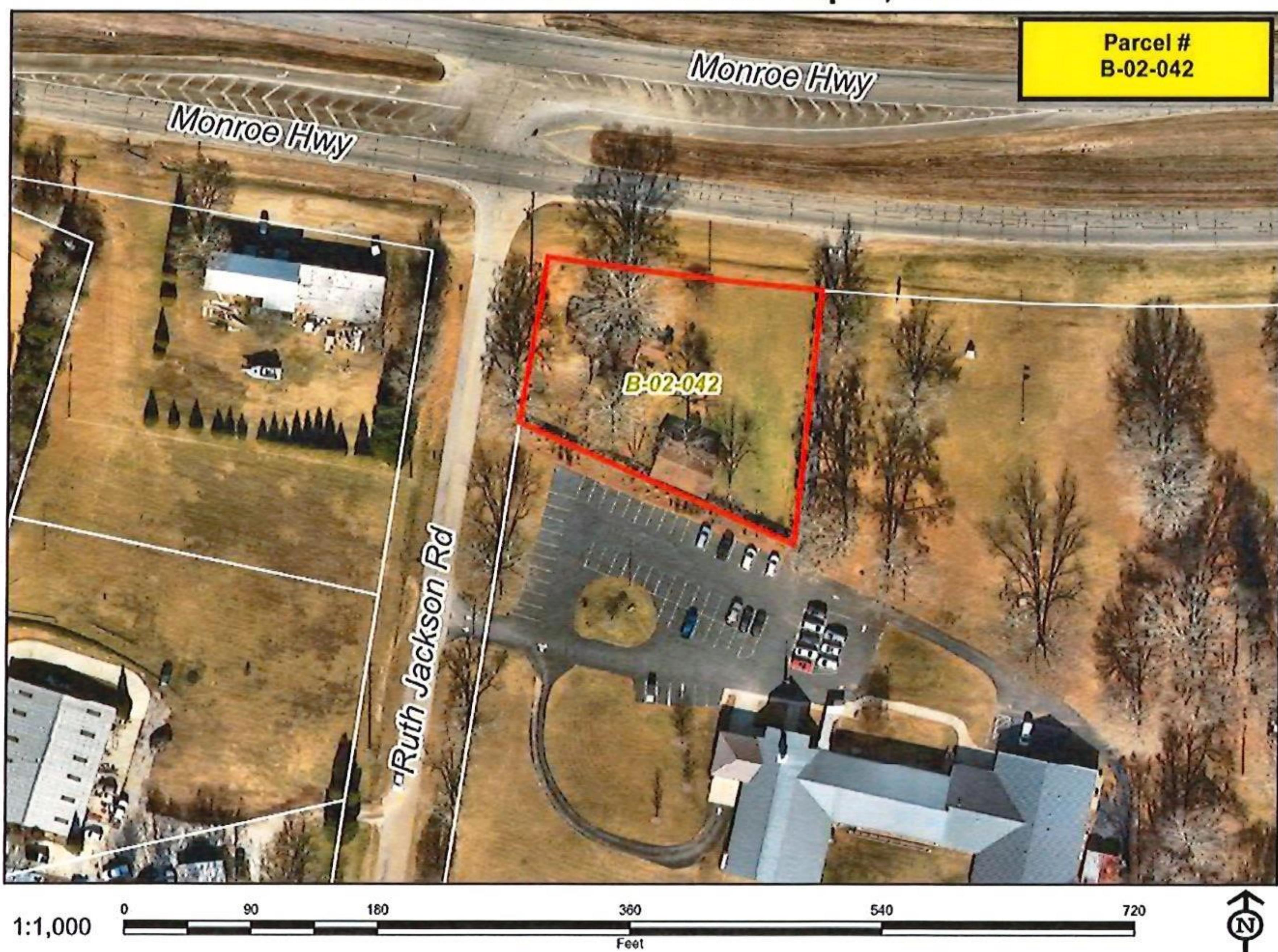


EXHIBIT "A" TO REZONE NO P24-0116

Page 3 of 18

LEGAL DESCRIPTION

LEGAL DESCRIPTION AS SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 240TH G.M.D., OCONEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY MONUMENT FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (230' RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF RUTH JACKSON ROAD (80' RIGHT-OF-WAY), SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF (N: 1,425,770.81'; E: 2,491,129.86', NAD 83, GEORGIA WEST ZONE) AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE SAID SOUTHERLY RIGHT-OF-WAY OF U.S. HWY 78 SOUTH 86 DEGREES 18 MINUTES 27 SECONDS EAST A DISTANCE OF 204.60 FEET TO A 1/2" CONDUIT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78, SOUTH 05 DEGREES 41 MINUTES 50 SECONDS WEST A DISTANCE OF 181.61 FEET TO A 1/2" ROD WITH HEX TIP; THENCE NORTH 66 DEGREES 38 MINUTES 07 SECONDS WEST A DISTANCE OF 213.33 FEET TO A #3 REBAR FOUND LOCATED ON THE WESTERLY SIDE OF RUTH JACKSON ROAD (80' RIGHT-OF-WAY); THENCE ALONG THE SAID RIGHT-OF-WAY LINE, NORTH 05 DEGREES 03 MINUTES 49 SECONDS EAST A DISTANCE OF 109.72 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL BEING 0.68 ACRES (29,678.7 SQUARE FEET).

EXHIBIT "A" TO REZONE NO P24-0116

Page 4 of 18

NARRATIVE



Request for Rezone

PROJECT NARRATIVE

For

ARMOR HOMES, LLC

1001 Ruth Jackson Road

Bogart, Ga

(Parcel No. B 02 042)

Prepared By:

Carter Engineering Consultants

1010 Commerce Drive

Bogart, Ga 30622

Prepared For:

Armor Homes, LLC

1241 Sims Road

Winder, GA 30680

September 2024



EXHIBIT "A" TO REZONE NO P24-0116

Page 5 of 18

NARRATIVE



1001 Ruth Jackson Road
Request for Rezone
September 2024

Table of Contents

Introduction	3
The Site.....	3
The Development.....	4
Access.....	5
Buffers / Setbacks	5
Adjacent Use	5
Traffic.....	5
Water Supply	5
Sewage Disposal.....	6
Utilities.....	6
Solid Waste.....	6
Schools	6
Type of Ownership	6
Architectural Themes & Construction / Façade Materials	6

EXHIBIT "A" TO REZONE NO P24-0116

Page 6 of 18

NARRATIVE



1001 Ruth Jackson Road
Request for Rezone
September 2024

Introduction

The property referenced as Tax Parcel No. B 02 042 is currently owned by Brenda Dupre. Armor Homes, LLC is under contract to purchase the property pending a successful rezone. The property is currently zoned AG (Agricultural District) and falls within the Community Village Character Area. Armor Homes, LLC is a local construction company that desires to construct an office on the subject property. The office will have the outward appearance of a residential home to showcase their skills. No outdoor storage is planned for this site.

The proposed owner would like to rezone the 0.68-acre property to OIP (Office Institutional Professional District). Carter Engineering Consultants is aiding the proposed owner and developer, Armor Homes, LLC in the rezone process.

The Site

The site is located off Monroe Highway (GA Highway 78) and Ruth Jackson Road in Oconee County, Georgia. The subject property is comprised of 0.68 total acres. The property is currently zoned AG. The property is currently occupied by a residential home and storage building.

The property is bordered by Parcel No. B 02 043 (zoned AG) to the east and south. The property is bordered by Ruth Jackson Road to the west and US HWY 78 (Monroe Highway) to the north. The adjacent parcel to the south and east is owned and operated by Living Word Baptist Church.

EXHIBIT "A" TO REZONE NO P24-0116

Page 7 of 18

NARRATIVE



1001 Ruth Jackson Road
Request for Rezone
September 2024



Oconee County Parcel Map

The Development

The subject property will utilize one building for the company offices. The building will be a 2-story general office building with a 4,000 square foot footprint. Parking will be provided on site for employees and customers.

The proposed building cost will be approximately \$500,000. The estimated value of the entire project upon completion is 1.0 million dollars.

The site currently drains to the southern portion of the property. A stormwater management facility will be designed to meet the county and state stormwater requirements.

The development is estimated to begin work in November 2024 and end by June 2025.

EXHIBIT "A" TO REZONE NO P24-0116

Page 8 of 18

NARRATIVE



1001 Ruth Jackson Road
Request for Rezone
September 2024

Access

Access to the site will be a 24-foot asphalt driveway entrance off Ruth Jackson Road.

Buffers / Setbacks

The existing plat for the 0.68-acre property does not show any existing easements within the property boundary.

According to the Oconee County Code of Ordinances, the building setbacks for a property zoned OIP are defined as: front building setback = 20 feet for major thoroughfares and 15 feet for minor thoroughfares, side building setbacks = 10 feet, and rear building setback = 10 feet.

A 15-foot incompatible use / natural buffer is proposed along the south and eastern portion of the site along the adjacent AG zoned property line.

Adjacent Use

The property is bordered by Parcel No. B 02 043 (zoned AG) that is currently an existing church site. Located across Ruth Jackson Road is Parcel No. B 02 054BB (zone B-2) as well as Parcel No. B 02 041 (zoned B-2). The nearby properties along HWY 78 are of mixed uses.

Traffic

The proposed development of the property is not expected to have any adverse effects on traffic within the area. The owner believes that most of the peak traffic to the property during the week will be between 8:00 am - 5:00 pm.

The development is estimated to be an average daily trip total of 20 trips.

Water Supply

The proposed office plans to utilize the county water supply located off of Monroe Highway. A private well is located on the site. During construction, the existing well will be decommissioned.

EXHIBIT "A" TO REZONE NO P24-0116

Page 9 of 18

NARRATIVE



1001 Ruth Jackson Road
Request for Rezone
September 2024

Sewage Disposal

The proposed office will utilize a new private on-site septic system for sanitary waste.

Utilities

The proposed building will utilize existing power, phone and data.

Solid Waste

Garbage collection will be by private contract with trash receptacles on the property.

Schools

The proposed rezone of the property will not affect the surrounding schools.

Type of Ownership

The property will be privately owned.

Architectural Themes & Construction / Façade Materials

The building exterior will predominately be Hardie-plank and Hardie-shingle with brick and stone veneer accents around a wooded frame (see representative architecture image). The building and its respective architectural style will create a single holistic and cohesive architectural theme. The desire is for the office to look like a residential home to be utilized as a showcase of the contractor's work.

The proposed building will be designed to have an aesthetic and appealing appearance that will incorporate features of exceptional architectural design. The proposed architectural elevations are included in the rezone packet for reference. All proposed architectural elements shall adhere to the Oconee County Unified Development Code.

EXHIBIT "A" TO REZONE NO P24-0116
Page 10 of 18

NARRATIVE



1001 Ruth Jackson Road
Request for Rezone
September 2024



Image 1: Front View of Typical Building

EXHIBIT "A" TO REZONE NO P24-0116
Page 11 of 18

NARRATIVE

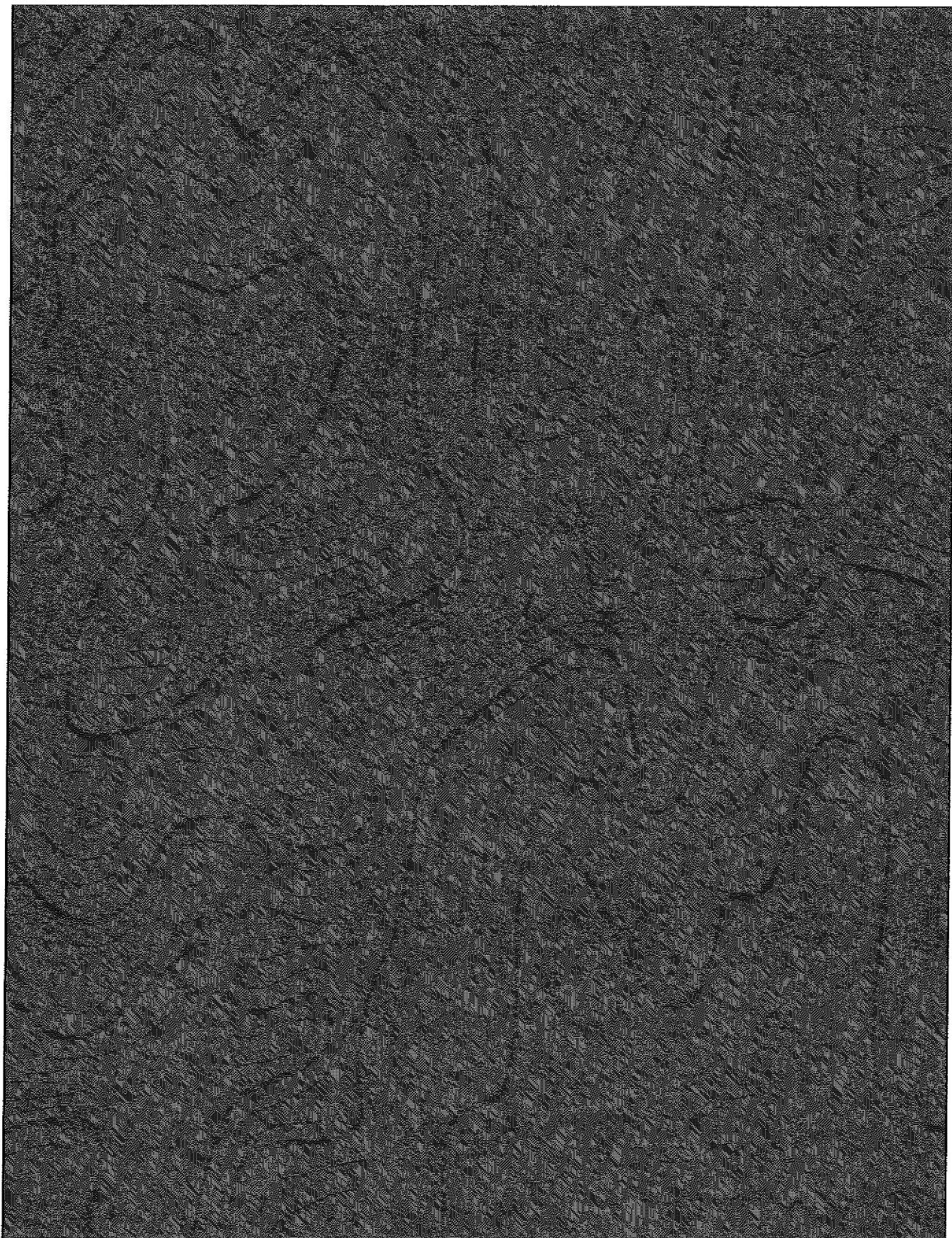
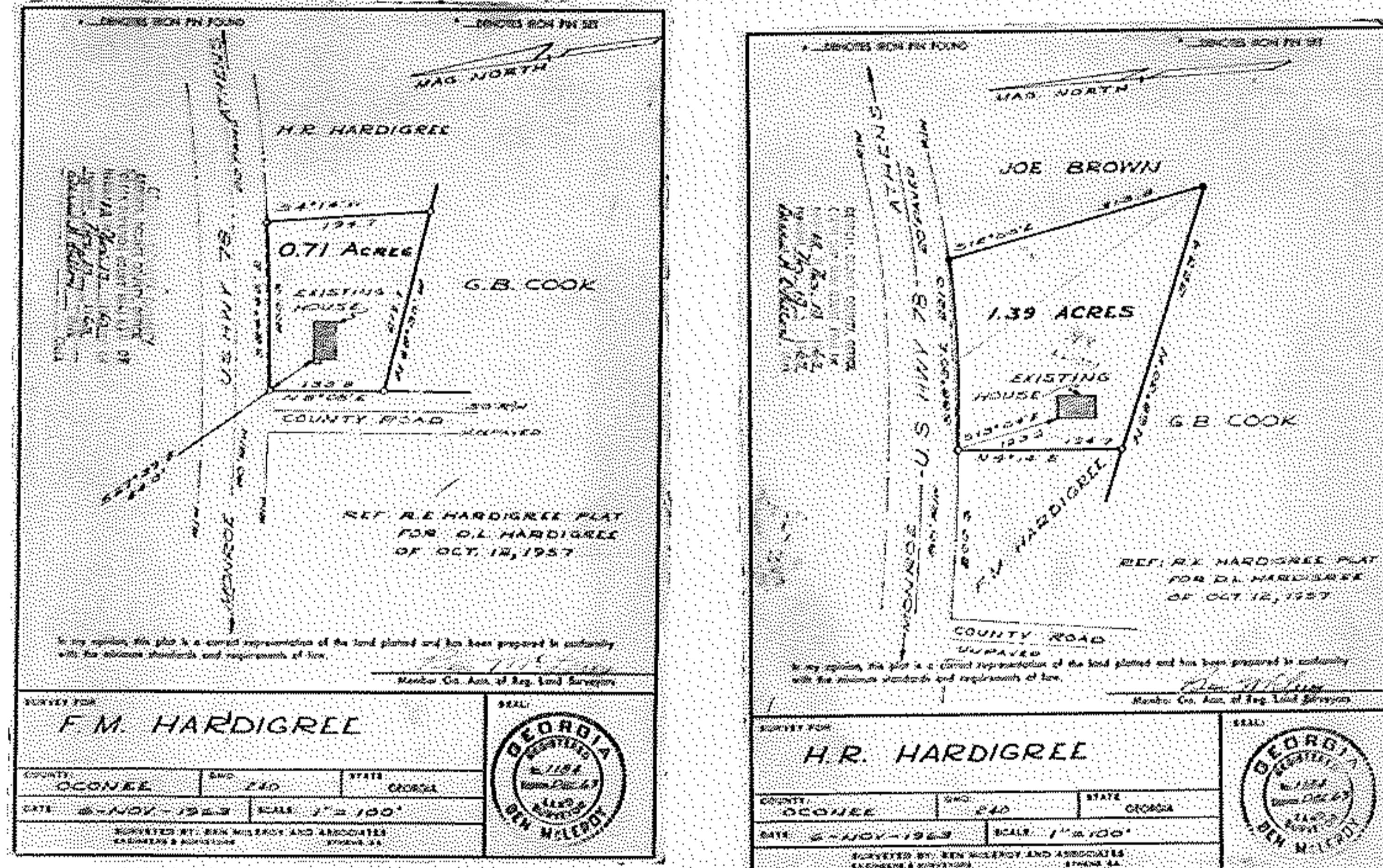
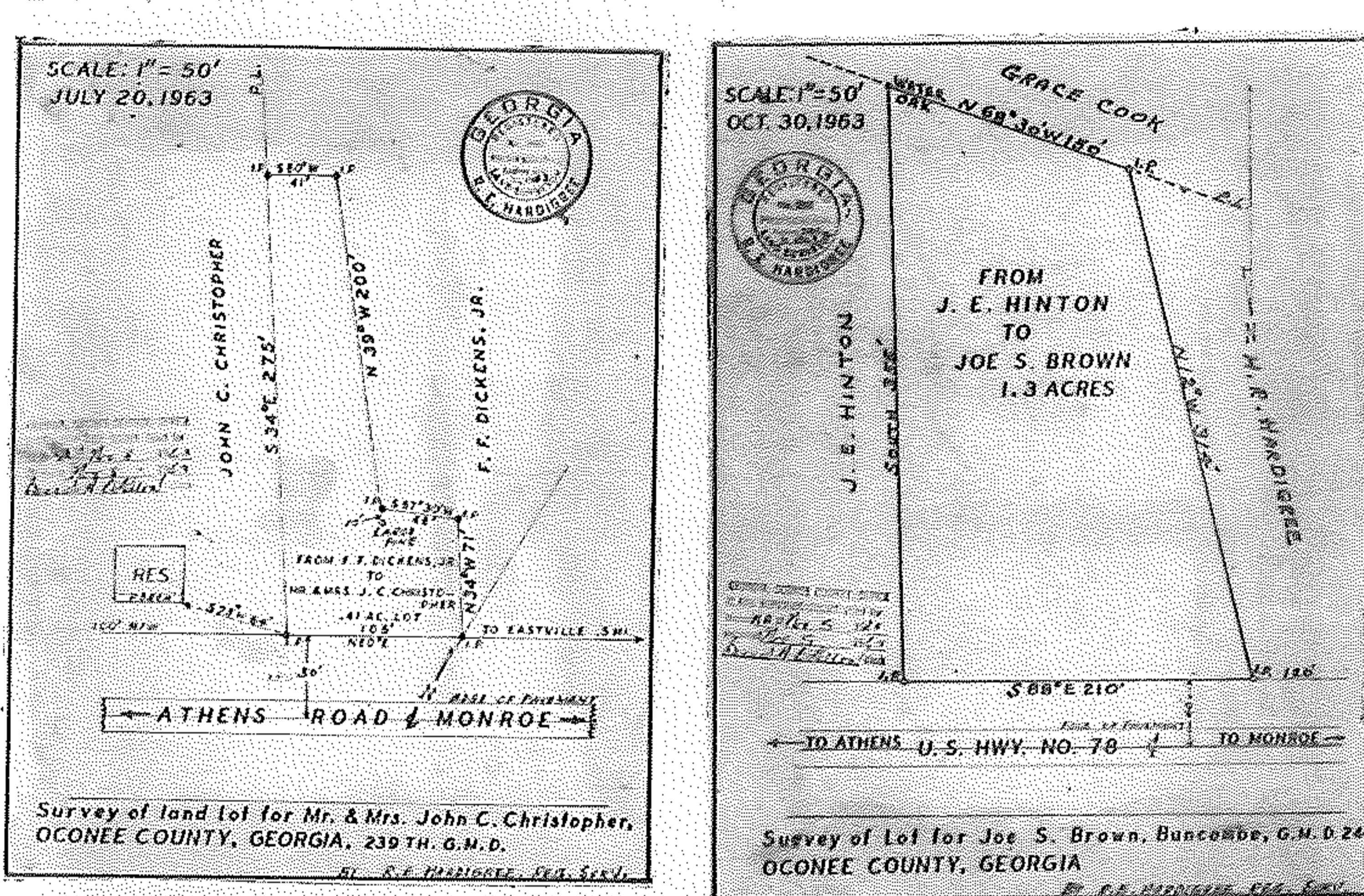
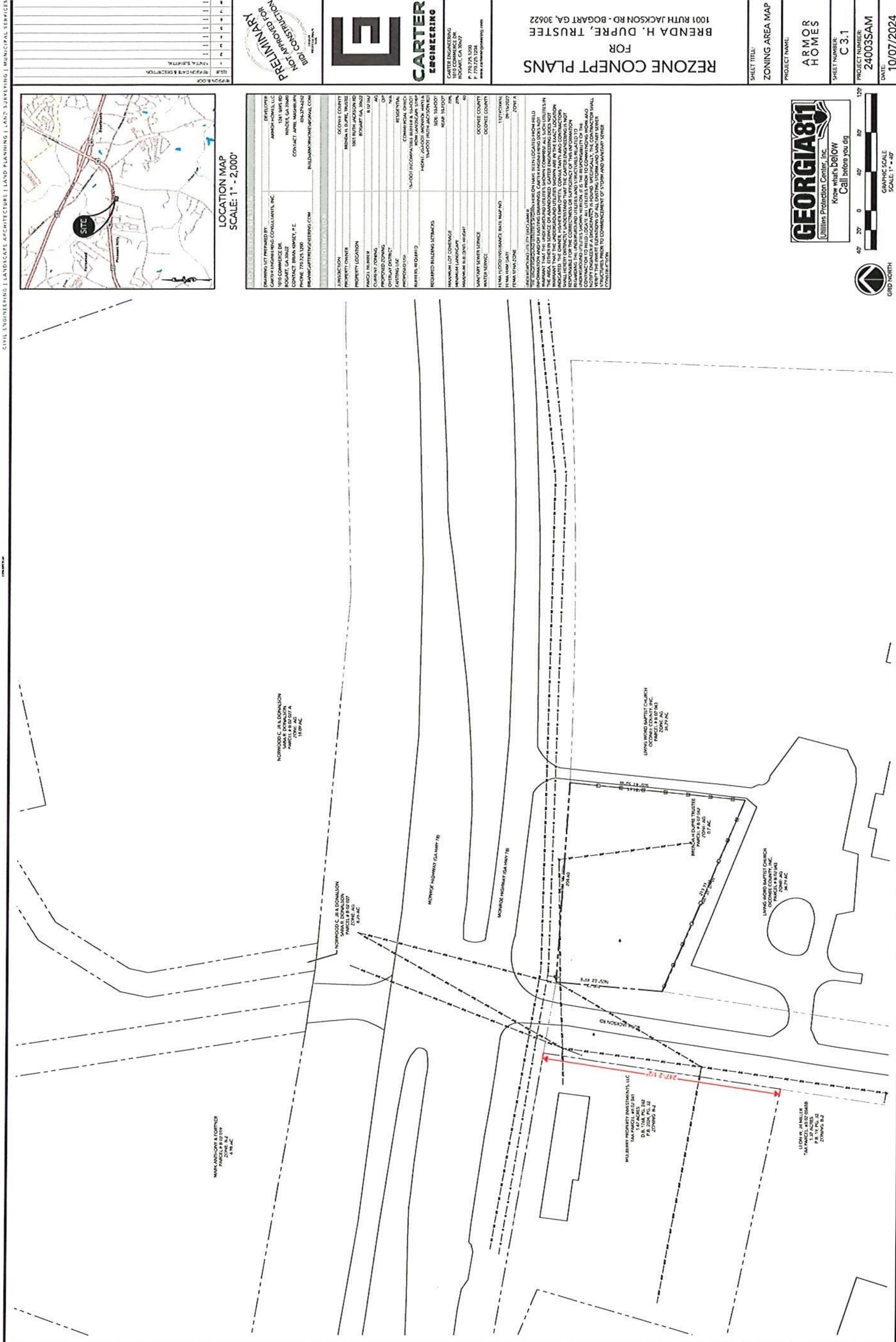


EXHIBIT "A" TO REZONE NO P24-0116

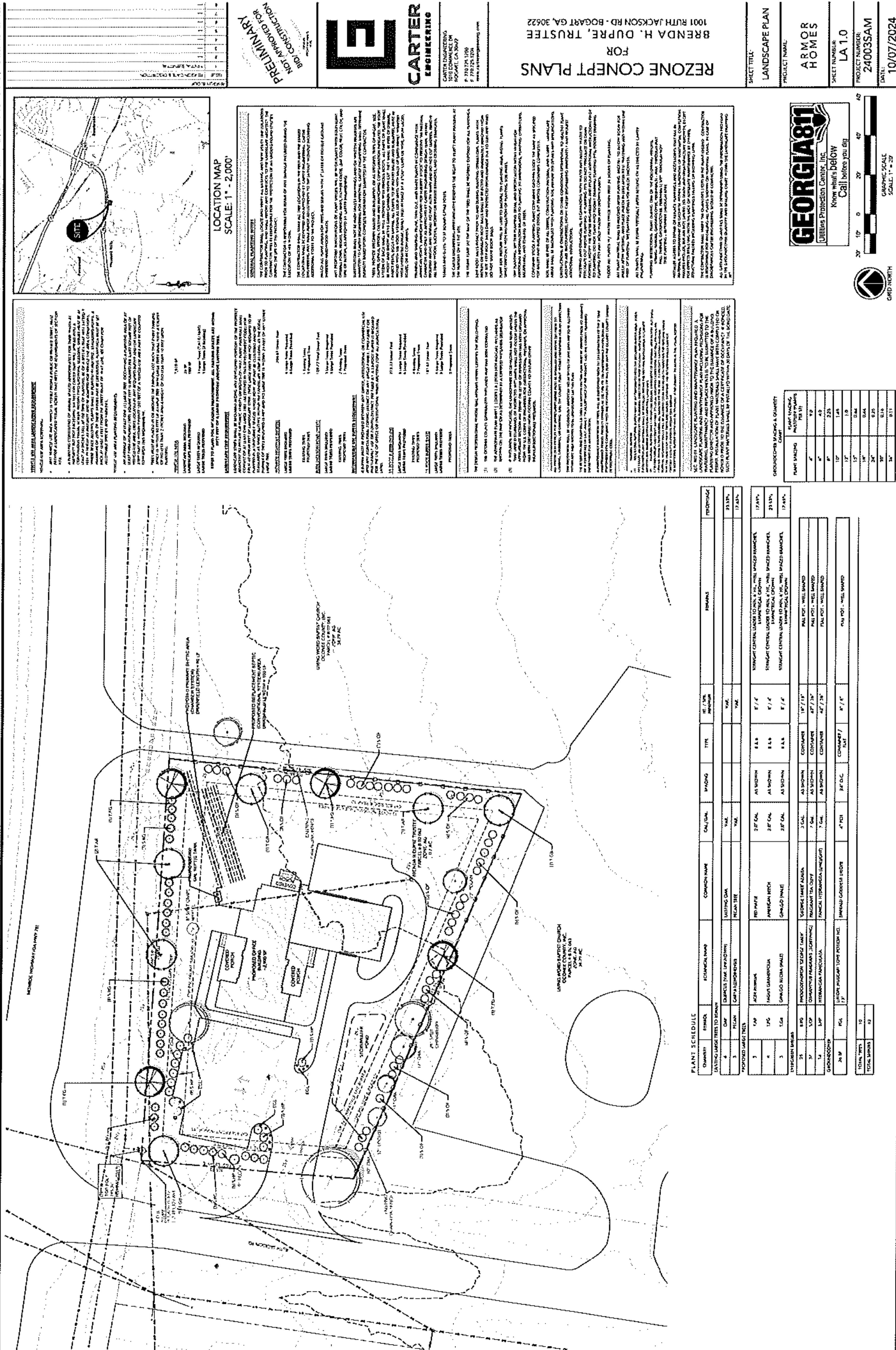
Page 12 of 18

PLAT





卷之三





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

REZONE CASE #: P24-0187

DATE: November 7, 2024

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

APPLICANT NAMES: Carter Engineering Consultants

PROPERTY OWNER(S): Brenda H. Dupre, Trustee

LOCATION: 1001 Ruth Jackson Rd.
B 02 042

PARCEL SIZE(s): ± 0.68 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USES: Single Family Residence

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Community Village

ACTION REQUESTED: Rezone the ± 0.68 -acre property from AG (Agricultural District) to OIP (Office-Institutional-Professional District)

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 18, 2024

BOARD OF COMMISSIONERS: December 3, 2024

ATTACHMENTS:

- Application
- Narrative
- Architectural Renderings
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The Property was zoned AG as part of the original zoning map adoption in 1968.
- The plat for the property was recorded November 13, 1963.
- The existing residence was built in 1952 according to the Tax Assessor records.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Across U.S. Highway 78: Agricultural	AG (Agricultural District)
SOUTH	Church	AG (Agricultural District)
EAST	Church	AG (Agricultural District)
WEST	Formerly commercial office and warehouse (currently vacant)	B-2 (Highway Business District)

PROPOSED DEVELOPMENT

- The subject property will utilize one building for the company offices. The building will be a 2-story general office building with a 4,000 square foot footprint. Parking will be provided on site for employees and customers.
- No outdoor storage is proposed as indicated as part of the concept plan and narrative.
- The proposed building cost will be approximately \$500,000. The estimated value of the entire project upon completion is 1.0 million dollars.
- The applicant is proposing to demolish the existing residence.

PROPOSED TRAFFIC PROJECTIONS

- The submitted narrative indicates: "The proposed development of the property is not expected to have any adverse effects on traffic within the area. The owner believes that most of the peak traffic to the property during the week will be between 8:00 am - 5:00 pm."
- The development is estimated to be an average daily trip total of 20 trips.

PUBLIC FACILITIES

Water:

- The applicant proposes public water supplied by Oconee County Water Resources.

Sewer:

- The applicant proposes a private on-site septic system.

Roads:

- The project proposes one access point on the existing Ruth Jackson Rd. with a commercial driveway.

Environmental:

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

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed on 11-7-2024 with no comments.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed on 11-5-2024 with no comments.

OCONEE COUNTY FIRE CHIEF

- Reviewed on 11-5-2024 with no comments.

OCONEE BOARD OF EDUCATION

- No comments received as of 11-7-2024

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 nearby lots are predominantly zoned AG and B-2. Primary land uses in the area are residential, a vacant warehouse, agricultural and a church. Staff analysis indicates that the proposed OIP zoning and the proposed office with no outdoor storage is suitable for this area.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property has an existing single-family home. However, with the current zoning, the property cannot be developed for a construction company office. The rezoning of the subject property will allow the applicant to develop the lot into a professional office.

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 existing street and water infrastructure can serve the proposed construction company office. No impact is anticipated on the schools.

ii. Environmental impact;

The Concept Plan indicates there are no 100-year flood plain areas, wetlands or state waters on the site. No environmental impacts are anticipated.

iii. Effect on the existing use, usability and/or value of adjoining property.

The proposed development is in keeping with surrounding uses and the development is not anticipated to affect the existing use, usability, and/or value of 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 property has functioned as a residential use for more than 70 years. The rezoning of the property will allow the use of the office building. Other properties along Highway 78 consist of residential, commercial and institutional use.

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 analysis indicates the proposed development is consistent with the stated purpose of the OIP 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.

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 2023 Oconee County Comprehensive Plan Update Character Area Maps. 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).” The Comprehensive Plan supports B-1, B-1-MPD, B-2 and B-2-MPD “with OIP (Office-Institutional-Professional), in appropriate locations, depending on their location and potential impact on the surrounding area.” Staff finds the proposed OIP zoning is in conformity with the Comprehensive Plan.

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

It is likely that other OIP-zoned properties exist in the county that would permit an office use. However, the OIP uses for the subject parcel aligns with the surrounding land patterns.

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 conditional approval of the request to rezone ±0.68 acres to OIP subject to the following conditions to be fulfilled at the expense of the owner/developer:

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. 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

