

Oconee County Memorandum

7635 Macon Hwy • Suite 400 • Watkinsville, GA 30677

P: (706) 769-3910

www.oconeecounty.com

Planning and Code Enforcement Department

DATE: February 21, 2025

TO: Oconee County Board of Commissioners

FROM: Guy Herring, Director of Planning & Code Enforcement

CC: David Webb, Senior Planner
Ethan Perry, Planner
Kyle Stephens, Planner

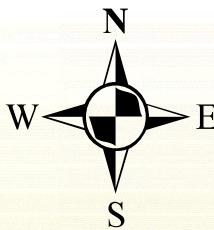
RE: County Wide Zoning Map readoption

Attached is a copy of the proposed County Wide Zoning Map readoption. This is a County Commissions action that will be heard at the March 4, 2025, Regular Meeting. As part of this readoption, the Commissioners propose to change all of the previously approved Agri-Tourism sites that were zoned B-1 or OIP (between 2013 and 2018) to AG (Agricultural). The current Oconee County Unified Development Code allows Agri-Tourism as a permitted use in the AG zoning district, and thus the B-1 or OIP zone is no longer required.

Please feel free to contact me should you have any questions or if you would like to discuss the proposed amendments.

Oconee County Planning & Code Enforcement

Zoning and Overlay District Map



Zoning

AG



AR-3



AR



R-1



R-2



R-3



M-H



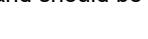
B-1



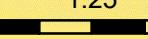
B-2



OIP



OBP



I

Legend

City Limits



Legend

316 Overlay



Floodplain



Mars Hill Overlay District



Scenic Preservation

Oconee County Planning Department

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

0 1.25 2.5 5 7.5 10 Miles

