

**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 AR (Agricultural Residential District) pursuant to an application for rezoning of property owned by Blake Underwood submitted on January 21, 2025.

**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 January 21, 2025, requesting a rezone of a ±48.96-acre tract of land located at 2153 Barnett Shoals Rd in Oconee County, Georgia, (tax parcel no. C-04-038), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

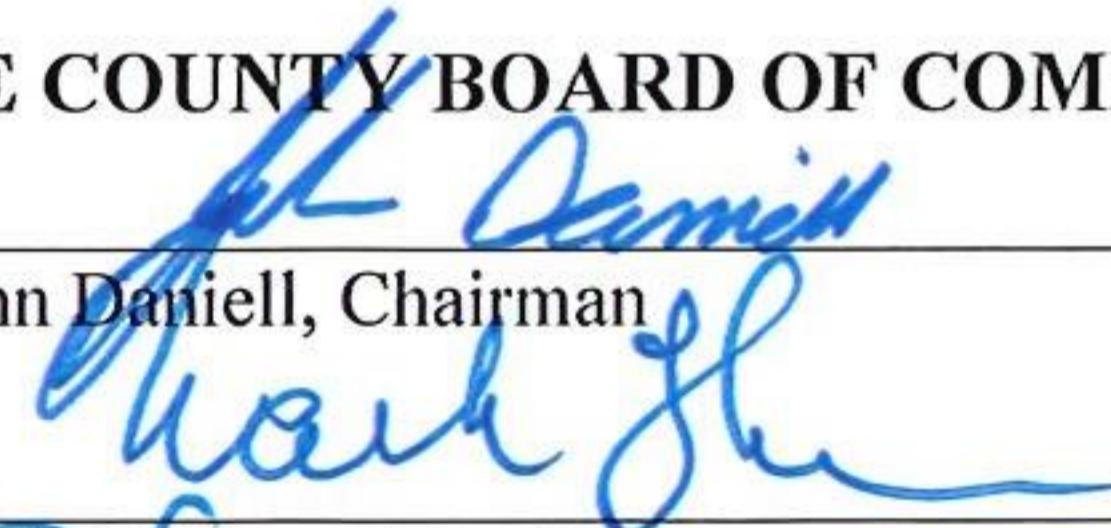
**SECTION 4.** Effective Date. This Ordinance shall take effect this date.

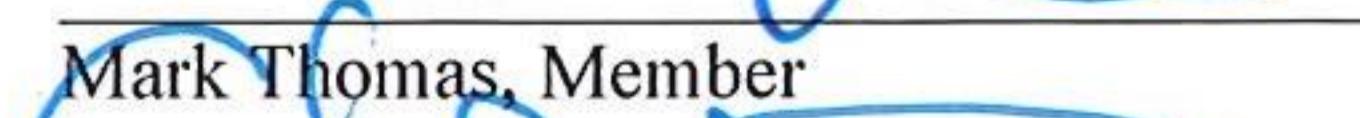
Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on April 21, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on May 6, 2025.

ADOPTED AND APPROVED, this 6<sup>th</sup> of May, 2025.

**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

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**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.
4. The proposed development shall be limited to a maximum of 12 lots.

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TAX MAP

Rezone # P25-0015 - Blake Underwood



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### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 48.96 acres, more or less, lying and being in the 255th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the centerline intersection of Barnett Shoals Road and Porter Creek Drive; thence South 88 degrees 53 minutes 18 seconds West, 227.83 feet to an iron pin being the TRUE POINT OF BEGINNING; thence continuing along the northerly right-of-way of Barnett Shoals Road South 78 degrees 59 minutes 24 seconds West, 525.68 feet to an iron pin; thence leaving said right-of-way North 31 degrees 33 minutes 28 seconds West, 441.49 feet to a 30" poplar; thence North 29 degrees 36 minutes 58 seconds West, 326.37 feet to an iron pin; thence North 29 degrees 56 minutes 31 seconds West, 120.28 feet to a point; thence North 75 degrees 24 minutes 27 seconds West, 35.67 feet to a point; thence North 33 degrees 42 minutes 34 seconds West, 103.39 feet to a point; thence North 65 degrees 23 minutes 13 seconds West, 49.46 feet to a point; thence North 17 degrees 34 minutes 57 seconds West, 115.34 feet to a point; thence North 56 degrees 35 minutes 41 seconds West, 100.72 feet to a point; thence North 49 degrees 54 minutes 22 seconds East, 28.48 feet to a point; thence North 36 degrees 30 minutes 37 seconds West, 61.96 feet to a point; thence South 85 degrees 41 minutes 45 seconds East, 34.23 feet to a point; thence North 44 degrees 18 minutes 36 seconds West, 223.65 feet to a point; thence North 26 degrees 09 minutes 09 seconds West, 82.84 feet to a point; thence North 74 degrees 02 minutes 27 seconds West, 83.11 feet to a point; thence North 40 degrees 18 minutes 23 seconds West, 130.31 feet to a point; thence North 28 degrees 36 minutes 01 seconds West, 80.24 feet to a point; thence North 69 degrees 57 minutes 36 seconds East, 13.89 feet to a point; thence North 12 degrees 55 minutes 46 seconds West, 84.53 feet to a point; thence North 28 degrees 13 minutes 38 seconds East, 30.97 feet to a point; thence South 83 degrees 36 minutes 42 seconds East, 31.95 feet to a point; thence North 08 degrees 07 minutes 56 seconds West, 101.30 feet to a point; thence North 51 degrees 45 minutes 38 seconds West, 101.74 feet to a point; thence South 85 degrees 25 minutes 01 seconds West, 42.99 feet to a point; thence North 23 degrees 54 minutes 40 seconds East, 27.17 feet to a point; thence North 55 degrees 51 minutes 11 seconds East, 90.17 feet to a point; thence North 24 degrees 53 minutes 19 seconds West, 47.13 feet to a point; thence South 77 degrees 41 minutes 44 seconds West, 33.48 feet to a point; thence North 17 degrees 28 minutes 00 seconds West, 22.88 feet to a point; thence North 56 degrees 12 minutes 12 seconds East, 55.07 feet to a point; thence North 53 degrees 14 minutes 33 seconds West, 58.59 feet to a point; thence North 21 degrees 15 minutes 09 seconds East, 297.23 feet to a point; thence South 86 degrees 11 minutes 16 seconds East, 82.75 feet to a point; thence North 56 degrees 34 minutes 50 seconds East, 29.29 feet to a point; thence North 20 degrees 35 minutes 33 seconds East, 75.15 feet to a point; thence South 75 degrees 52 minutes 43 seconds East, 100.47 feet to a point; thence North 34 degrees 57 minutes 10 seconds East, 54.46 feet to a point; thence North 80 degrees 16 minutes 09 seconds East, 38.06 feet to a point; thence North 54 degrees 35 minutes 45 seconds East, 65.58 feet to a point; thence South 65 degrees 11 minutes 06 seconds East, 12.77 feet to a point; thence South 65 degrees 11 minutes 06 seconds East, 24.49 feet to a point; thence North 32 degrees 20 minutes 42 seconds East, 52.66 feet to a point; thence North 67 degrees 24 minutes 30 seconds East, 131.60 feet to a point; thence South 87 degrees 37 minutes 44 seconds East, 122.00 feet to a point; thence South 66 degrees 51 minutes 57 seconds East, 27.00 feet to a point; thence South 66 degrees 51 minutes 57 seconds East, 11.80 feet to a point; thence South 30 degrees 55 minutes 00 seconds East, 795.17 feet to an iron pin; thence South 02 degrees 02 minutes 53 seconds East, 379.80 feet to an iron pin; thence South 05 degrees 13 minutes 42 seconds West, 201.71 feet to an iron pin; thence South 84 degrees 33 minutes 28 seconds West, 172.65 feet to an iron pin; thence South 05 degrees 27 minutes 25 seconds East, 89.38 feet to an iron pin; thence South 89 degrees 10 minutes 32 seconds East, 245.75 feet to a point; thence South 77 degrees 40 minutes 25 seconds East, 71.62 feet to a point; thence South 76 degrees 43 minutes 59 seconds East, 61.35 feet to a point; thence South 72 degrees 00 minutes 23 seconds East, 98.57 feet to a point; thence South 48 degrees 13 minutes 57 seconds East, 5.85 feet to an iron pin; thence South 09 degrees 18 minutes 32 seconds East, 965.86 feet to an iron pin along the northerly right-of-way of Barnett Shoals Road BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as "Tract 1" shown on an administrative subdivision plat for Ruth E. Brannen, Rita Brannen, and Caroline Bishop by Baseline Surveying & Engineering, INC. dated 11/05/2021.

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### NARRATIVE

#### 2153 BARNETT SHOALS SUBDIVISION

REZONE SUBMITTED 01/21/2025 revised 03/19/2025

#### GENERAL DATA

Property Address: 2153 Barnett Shoals Road

Parcel: C04 038

Owner: Blake Underwood

Existing Zoning: AG

Proposed Zoning: AR

Existing Use: Agricultural Property with abandoned old house that will be demolished

Proposed Use: Single-Family Residential – up to 12 lots

Property Area: 48.96 acres

#### ADJACENT LAND USES AND ZONING

North – AR Residential Subdivision

West – AG zoned residential property

South – AR Residential Subdivision

East – AG zoned property

#### OWNERSHIP TYPE

The development will be fee simple ownership.

#### SITE NARRATIVE

The property is 48.96 acres and is currently zoned AG and undeveloped. The property owner is Blake Underwood. The owner is seeking to rezone the property from AG to AR to create a 12 lot residential subdivision. The final developed lot count could be less than 12 with 12 being the maximum allowed.

#### SITE DESCRIPTION

The property is located on the north side of Barnett Shoals Road directly across from Porter Creek Subdivision. It is bordered on the North by Victoria Station Subdivision. The Character Area for the property and its surrounding properties is identified as 'Country Estates' according to the Oconee Future Development Map.

The property is mostly pasture with wooded areas and contains a power transmission line at the northern edge. Slopes onsite range from 2 to 25%. The site drains primarily to the west to a creek along the property boundary.

#### PROPOSED USE

The proposed use of the property is a single family residential subdivision with up to 12 lots. Homes will be a minimum of 2,400 sf. The proposed architectural design themes include craftsman, modern farmhouse, and modern styles and will feature pitched shingled or metal roofs, shed dormers, wide overhanging eaves, wood or cementitious columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, stone, or brick, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.

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### NARRATIVE

#### ACCESS

Access will be via a new street with cul-de-sac from Barnett Shoals Road. Up to 3 of the lots could be accessed via a shared private drive off of the cul-de-sac.

#### TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 11<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 (ADT)	AM Peak	PM Peak
Single Family Detached Housing (210)	113	94	9	12

#### WATER SUPPLY

Water will be provided by Oconee County Water Resources. An 8" water main exists in the right-of-way of Barnett Shoals Road. A water main extension is proposed for the development. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. Estimated water usage is 3,240 gpd for 12 residential lots.

#### SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey map will be prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county health department and state regulations.

#### GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

#### UTILITIES

Electricity and data will be provided by power/data providers in the area.

#### STORMWATER MANAGEMENT AND DRAINAGE

Stormwater Management will be managed to control water runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to a proposed stormwater management facility, sheetflow from the homes along with curb and gutter and storm drain will be utilized. Water Quality, if required, could be provided in a pond or be provided on each individual lot per home.

#### 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 proposed.

#### PROJECT SCHEDULE

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**NARRATIVE**

Once zoning is approved in approximately April 2025 then site development plans will be created and permitted to begin construction in late 2025. The project will be built in a single phase.

**BUFFERS**

Required buffers include a 25' state waters/wetland buffer from the edge of the streambank along with a 50' conservation corridor buffer.

**SIGNAGE**

The project could have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

**ESTIMATED VALUE OF PROJECT**

The complete buildout of the project is estimated to be \$10-\$13 Million.

**REPRESENTATIVE ARCHITECTURE**

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**REPRESENTATIVE PHOTOS**



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**REPRESENTATIVE PHOTOS**



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**REPRESENTATIVE PHOTOS**



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## PLAT





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

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**REZONE CASE #:** P25-0015

**DATE:** April 4, 2025

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

**APPLICANT NAMES:** Pittman and Greer Engineering

**PROPERTY OWNER(S):** Blake Underwood

**LOCATION:** 2153 Barnett Shoals Road  
Parcel number: C 04 038

**PARCEL SIZE(s):**  $\pm$  48.96 acres

**EXISTING ZONING:** AG (Agricultural)

**EXISTING LAND USES:** Abandoned single family house

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** County Estates

**ACTION REQUESTED:** Rezone the  $\pm$ 48.96 acre property from AG (Agricultural) to AR (Agricultural Residential)

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request to rezone to AR-3 (Agricultural Residential Three Acre District), but not AR.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** April 21, 2025

**BOARD OF COMMISSIONERS:** May 6, 2025

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



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

### **HISTORY**

- The subject property (48.96 acres) is zoned AG (Agricultural) as part of the original adoption.
- The current parcel was created with an Administrative Plat recorded December 16, 2021 (Plat Book 2021, Page 177)
- The property contains an existing dwelling constructed in 1860 according to tax records.

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

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Residential- Victoria Station subdivision	AR (Agricultural Residential)
<b>SOUTH</b>	Across Barnett Shoals Road: Residential	AR (Agricultural Residential)
<b>EAST</b>	Residential and Agricultural	AG (Agricultural District)
<b>WEST</b>	Residential and Agricultural	AG (Agricultural District)

### **PROPOSED DEVELOPMENT**

- The applicant is proposing 12 residential lots.
- The proposed road is public and approximately 1,190 feet long.
- The proposed minimum lot size for the AR zoning district is 2 acres.

### **PROPOSED TRAFFIC PROJECTIONS**

- The narrative states: A preliminary traffic analysis, using the Institute of Transportation Engineers (ITE) Trip Generation Manual, has calculated a total average of 94 daily trips for this development.

### **PUBLIC FACILITIES**

#### **Water:**

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

#### **Sewer:**

- The applicant proposes an individual on-site septic system.

#### **Roads:**

- The project proposes a new local street approximately 1,190 feet long that connects to Barnett Shoals Road.

#### **Environmental:**

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

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

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

- The review was not received as of 4-4-2025

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

- The review was not received as of 4-4-2025

## OCONEE COUNTY FIRE CHIEF

- Reviewed with no comments on 4-4-2025.

## OCONEE BOARD OF EDUCATION

- The review was received 4-4-2025: We have reviewed Justin Greer's rezone request. This will impact our Oconee Attendance Zone by 6 students. Specifically, Colham Ferry Elementary School, Oconee County Middle School, and Oconee County High School.

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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 zoning is not consistent with adjacent AG zoning. The proposed use of single family dwellings is consistent with nearby properties.

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

The property has an existing dwelling on the lot, although the narrative states it is abandoned. Further development of the full property has not been completed since the parcel was created in 2021. Based on the current use, the property has a reasonable economic use as an agricultural parcel. The area has a mix of residential and agricultural uses.

**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 request proposes to increase the allowed density. Under the current AG zoning, 9 lots would be allowed. The proposed AR zoning will allow up to 24 lots on the 48.96-acre parcel. There will be no impact on public sewer as the project is proposing to use on-site septic. There will be some impact to the water system as public water is proposed. The narrative states the impact on schools would be minimal. Oconee County Schools has issued comments indicating an increase of 6 students.

**ii. Environmental impact;**

The Concept Plan identifies state waters and wetlands on the site. Buffer rules for state waters and wetlands would apply to mitigate any impacts.

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

The proposed development, with 2-acre minimum lot sizes, is not in keeping with surrounding larger lot uses and may negatively impact 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 is not vacant. The property has an existing dwelling on the lot, although the narrative states it is abandoned. Further development of the full property has not been done since the parcel was created in 2021. Staff finds the proposed AR zoning to be a higher density than the adjacent parcels.

**E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**

The intent of the AR District is: "The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivisions in the district. The regulations are intended to allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development." However, the AR-3 intent states: "The AR-3 Agricultural Residential Three Acre District is composed primarily of general farming areas where some development of single-family residential is occurring. The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivisions in the district." Staff finds the AR-3 district to be more compatible with this area as Barnett Shoals Road has limited capacity.

**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 Country Estates Character Area as shown on the [Character Areas Map, 2023 Oconee County Comprehensive Plan Update](#). The Comprehensive Plan indicates “A low-intensity residential community reminiscent of a rural environment. Areas within this Character Area are lands that are undeveloped but rarely or no longer in agricultural production or have been developed as “estate farms” or large-lot subdivisions.” The Plan indicates that AR-3 zoning is appropriate (page 43). Staff finds the proposed AR zone is NOT in conformity with the Comprehensive Plan. However, staff would support a rezoning to the AR-3 zone, which is supported by the Comprehensive Plan.

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

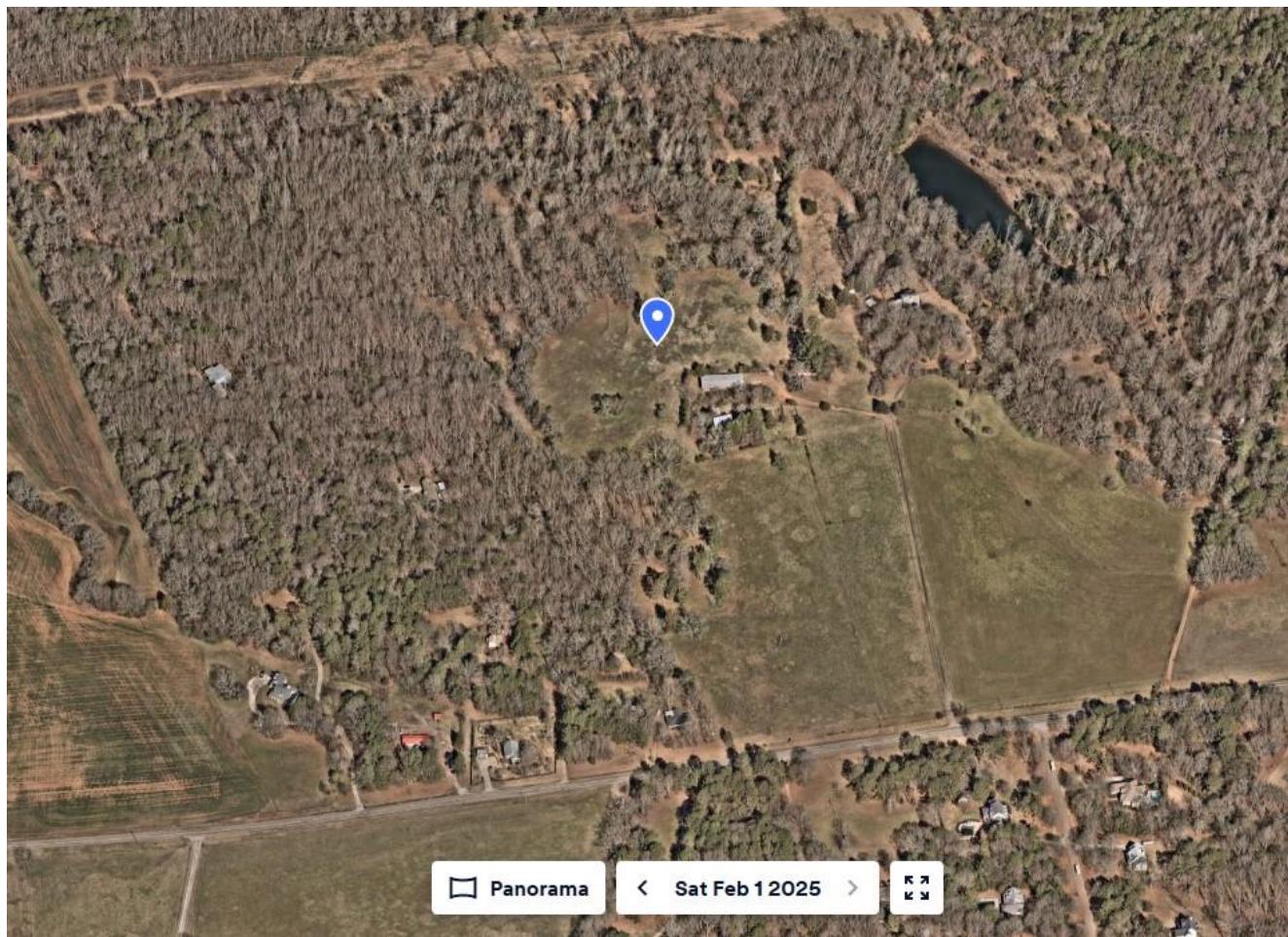
It is likely that other AR-zoned properties exist in the county that would permit the requested low-density residential development.

## **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 ±48.960 acres to AR-3, but not AR 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.
4. Stormwater ponds shall be placed on a separate utility lot or lots having a minimum road frontage of 40 feet.
5. A preliminary plat shall be submitted for review indicating all lots meet the minimum requirements of the AR-3 zoning district. The preliminary plat submission shall be in lieu of a revised concept plan to meet the requirements of section 1206.05.d.2.

SITE PICTURE



# Rezone # P25-0015 - Blake Underwood

Parcel #  
C-04-038



1:5,000

0

470

940

1,880

2,820

3,760

Feet

