

**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) and AR (Agricultural Residential District) to zoning classification OIP (Office-Institutional Professional District) pursuant to an application for rezoning of property owned by Manor Holdings LLC submitted on April 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 April 21, 2025, requesting a rezone of a ±2.95-acre tract of land located at Spartan Ln, 1011 Spartan Ln, and 1031 Spartan Ln, in Oconee County, Georgia, (tax parcel nos. C-03C-001AA, C-03C-002E, & C-03C-003E), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

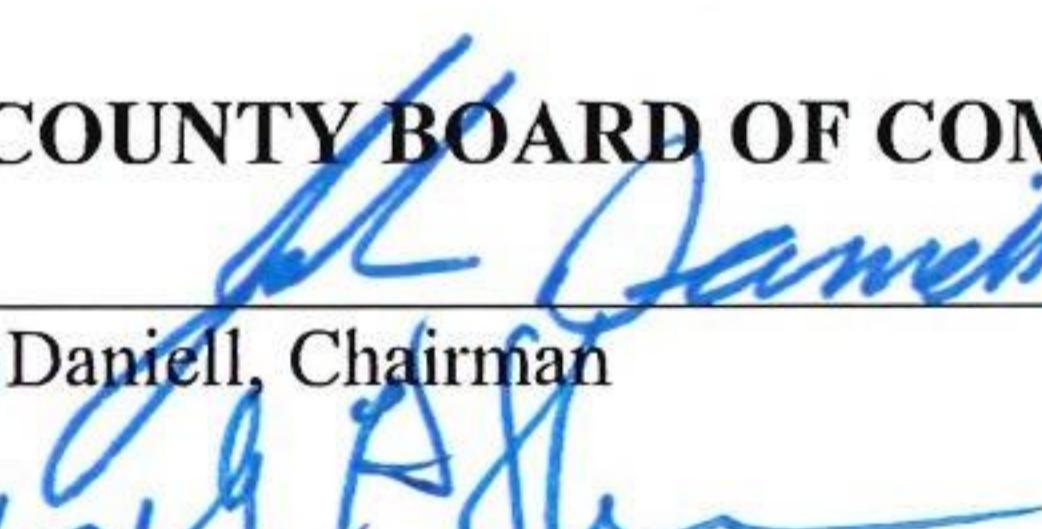
SECTION 4. Effective Date. This Ordinance shall take effect this date.

Said Zoning Petition was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on June 16, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 8, 2025.

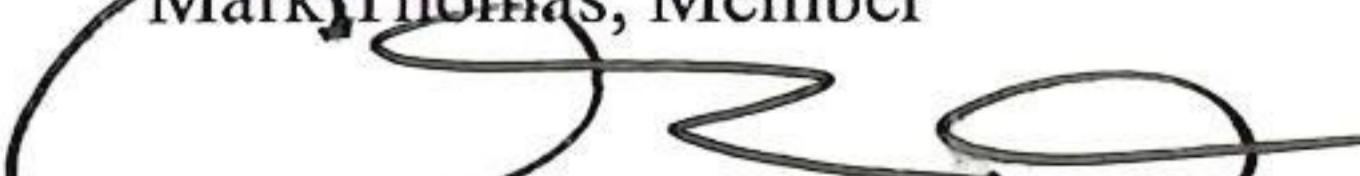
ADOPTED AND APPROVED, this 8th of July, 2025.

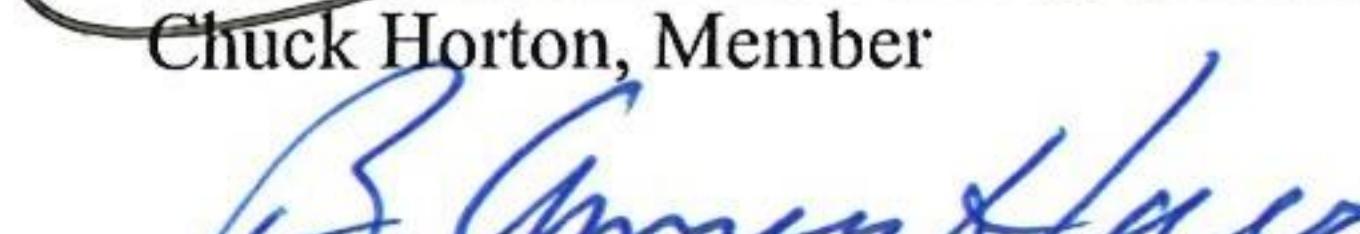
OCONEE COUNTY BOARD OF COMMISSIONERS

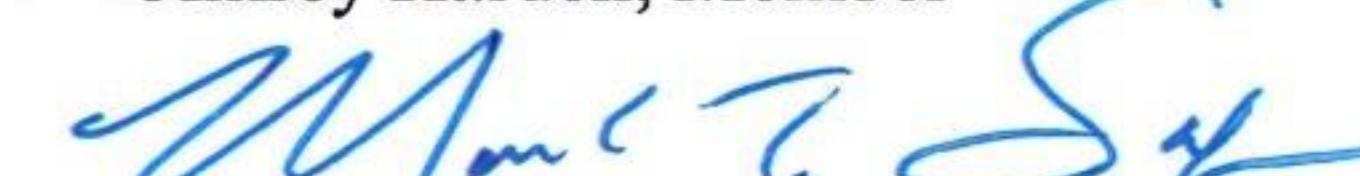
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

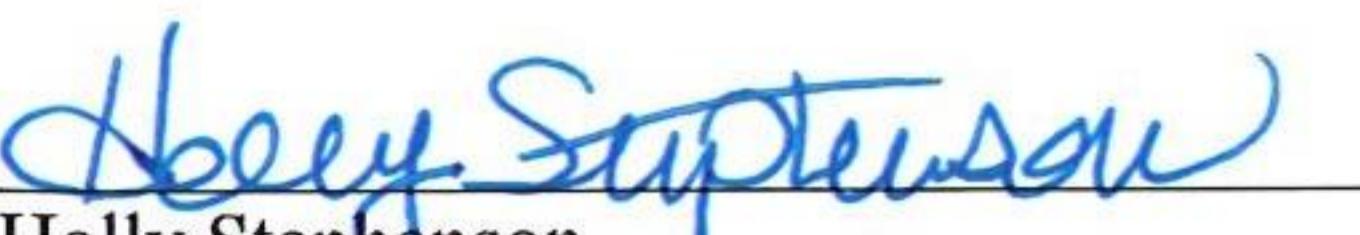

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P25-0080

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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 and public waste services for the subject property shall convey 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 Owner shall submit and record a recombination plat that complies with the Concept Plan prior to submission of a Site Development Plan.
5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 20,000 square feet as shown on the concept plan dated May 28, 2025.
7. A 1' no access easement along the ROW of US 441 (Macon Highway) shall be indicated on the recombination plat for the OIP zoned area.
8. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

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TAX MAP

REZONE # P25-0080 - MANOR HOLDINGS LLC

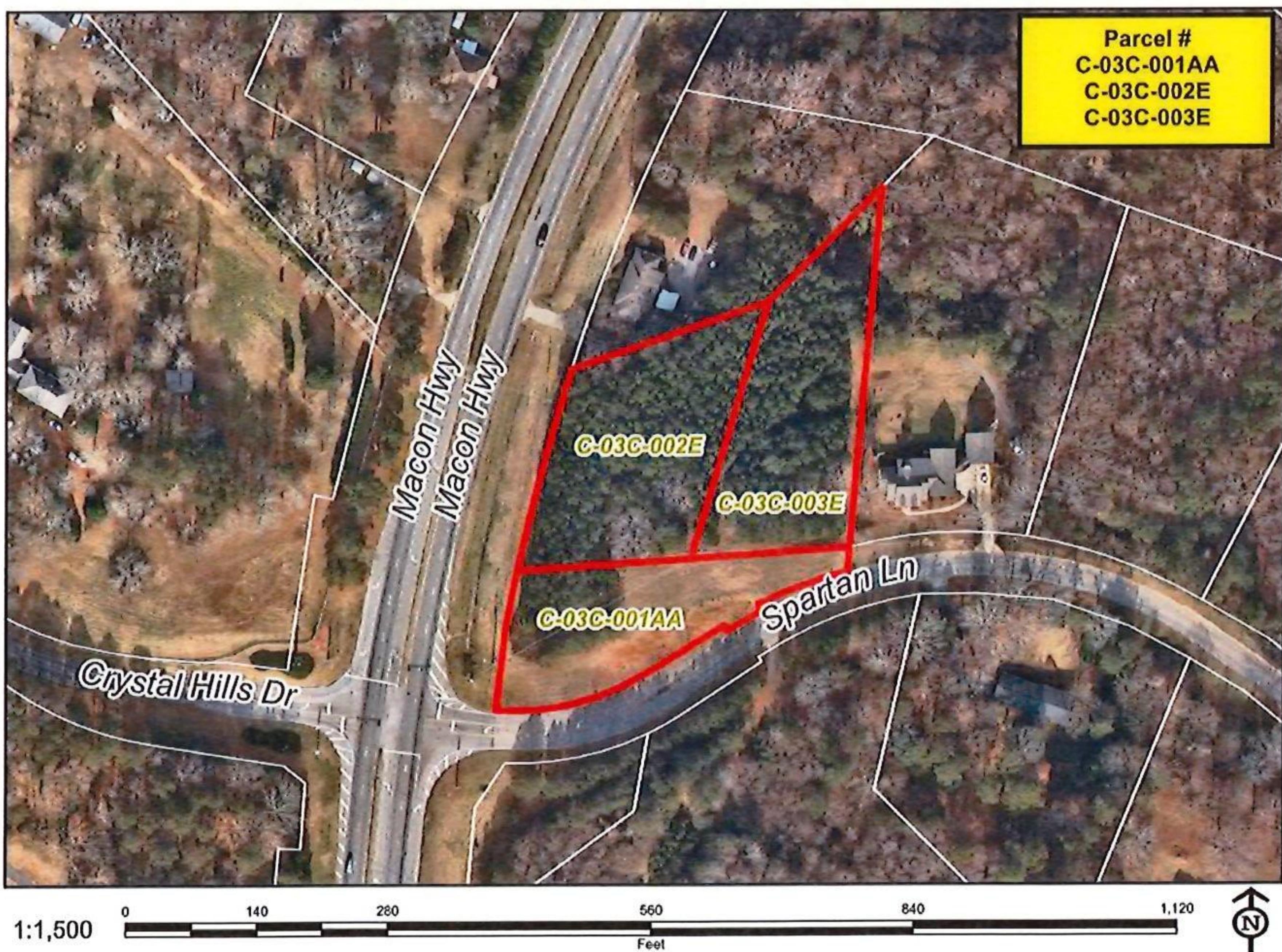


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LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 2.9313 acres, more or less, lying and being in the 240th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way of Hwy 441 and the northerly right-of-way of Spartan Lane at a R/W monument; thence continuing along the northerly right-of-way of Hwy 441 North 18 degrees 38 minutes 21 seconds West, 48.10 feet to a R/W monument; thence 43.08 feet along an arc of a curve to the right, said curve having a radius of 2,189.22 feet, a chord bearing of North 10 degrees 19 minutes 45 seconds East, and a chord distance of 43.08 feet to a point; thence 59.93 feet along an arc of a curve to the right, said curve having a radius of 2,189.23 feet, a chord bearing of North 12 degrees 22 minutes 51 seconds East, and a chord distance of 59.93 feet to a point; thence 244.87 feet along an arc of a curve to the right, said curve having a radius of 2,189.22 feet, a chord bearing of North 15 degrees 56 minutes 02 seconds East, and a chord distance of 244.75 feet to a point; thence continuing South 70 degrees 56 minutes 01 seconds West, 42.73 feet to a point; thence continuing North 75 degrees 14 minutes 31 seconds East, 134.28 feet to a point; thence continuing North 43 degrees 15 minutes 00 seconds East, 231.00 feet to a point; thence continuing South 3 degrees 56 minutes 13 seconds West, 392.15 feet to a point; thence continuing South 3 degrees 53 minutes 58 seconds West, 25.65 feet to a point; thence continuing 101.58 feet along an arc of a curve to the left, said curve having a radius of 480.00 feet, a chord bearing of South 69 degrees 5 minutes 14 seconds West, and a chord distance of 101.39 feet to a point; thence continuing South 28 degrees 17 minutes 42 seconds East, 8.00 feet to a point; thence continuing South 59 degrees 7 minutes 16 seconds West, 42.56 feet to a point; thence continuing North 31 degrees 8 minutes 59 seconds West, 6.06 feet to a point; thence continuing South 57 degrees 48 minutes 42 seconds West, 91.98 feet to a point; thence continuing South 60 degrees 37 minutes 28 seconds West, 12.19 feet to a point; thence continuing 160.36 feet along an arc of a curve to the right, said curve having a radius of 258.48 feet, a chord bearing of South 75 degrees 47 minutes 33 seconds, a chord distance of 157.80 feet to a point BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as rezone area on a rezone plan by Pittman and Greer Engineering, P.C. dated May 28, 2025 and compiled from a portion of plats from plat book 3 page 327, plat book 4 page 121, and plat book 37 page 428A.

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NARRATIVE

SPARTAN LANE MEDICAL PARK

REZONE SUBMITTED 04/21/2025 revised 05/28/2025

GENERAL DATA

Property Address: 0, 1011, 1031 Spartan Lane

Parcel: C03C 001AA, C03C 002E, C03C 003E

Owner: Manor Holdings LLC

Existing Zoning: AR

Proposed Zoning: OIP

Existing Use: Undeveloped

Proposed Use: Medical Office Park

Property Area: 2.93 acres

ADJACENT LAND USES AND ZONING

North – AR (single family residential – same property owner)

West – AR (across Hwy 441 – single family residential)

South – AR (undeveloped)

East – AR (single family residential)

OWNERSHIP TYPE

The development will be privately owned with up to 3 medical office buildings. Each building could be condo'd.

REZONE REQUEST NARRATIVE

The property is 2.93 acres and is currently zoned AR and undeveloped. The property owner is Manor Holdings LLC. The owner is seeking to rezone the property to OIP to allow for up to three medical office buildings to support the growing Hwy 441 corridor. The proposed maximum square footage of the development is 20,000 sf. These buildings could be used for medical use as well as general office use.

The medical office buildings will have a modern look consisting of a mix of brick, stone, glass, and decorative block. See representative architecture for projected building look.

NEW PROPERTY LINE FOR 8420 MACON HIGHWAY

8420 Macon Highway is an existing legal nonconforming lot of approximately 1.00 acres zoned AR. The southern property line bisects the existing house on the property. To remedy this bisecting line situation, additional area is being proposed to be added to this parcel so that the property line does not bisect the existing structure. The property would still be legal nonconforming but would remedy the bisecting issue and also increase the acreage of the lot to be closer to conformity, being a new 1.16 acres.

ACCESS

Access will be from a proposed driveway on Spartan Lane. There would be no access from Macon Highway.

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NARRATIVE

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 11th Edition (ITE Manual), the proposed development does generate the 500 trips per day that is required to trigger a Traffic Impact Analysis. A TIA has been submitted along with the rezone package.

Trip Generation is as follows:

Daily Trips

Medical Office (ITE Use 720) = 720 ADT (for 20,000 sf)

Peak Hour Trips

Medical Office (20k sf) Peak AM = 75 Peak Hour Trips

Medical Office (20k sf) Peak PM = 96 Peak Hour Trips

Per the TIA that has been submitted, the existing intersection at Hwy 441 and Spartan Lane does not meet the desired Level C Service at the Peak AM hour due to Athens Academy traffic. This is an existing system issue and is not created by this project. The project does not make this intersection worse than its existing condition.

WATER SUPPLY

Water will be provided by Oconee County Water Resources. A watermain exists in the right-of-way of Spartan Lane. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated water usage is 4,000 gpd.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended along Macon Highway in the public right-of-way to the Liftstation at Athens Academy. This extension will be approximately 2,340 lf of gravity main. There is an existing sewer forcemain in the right-of-way of Hwy 441 along the property frontage but connection to that line will not be allowed. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. Estimated sewer usage is 4,000 gpd.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

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

STORMWATER MANAGEMENT AND DRAINAGE

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will carry stormwater to the ponds.

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NARRATIVE

IMPACT TO SCHOOL SYSTEM

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

PROJECT SCHEDULE

Once zoning is approved in approximately July 2025 then site development plans will be created and permitted to begin construction in early 2026. The project could be built all at one time or in phases with each building being built as demand dictates.

BUFFERS

Buffers are shown along the adjacent property lines to the north and east, as required by OC-UDC Section 806. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC- UDC requirements, will be met during site development.

SIGNAGE

The project will 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 \$8 Million.

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NARRATIVE

REPRESENTATIVE ARCHITECTURE

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NARRATIVE



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PLAT

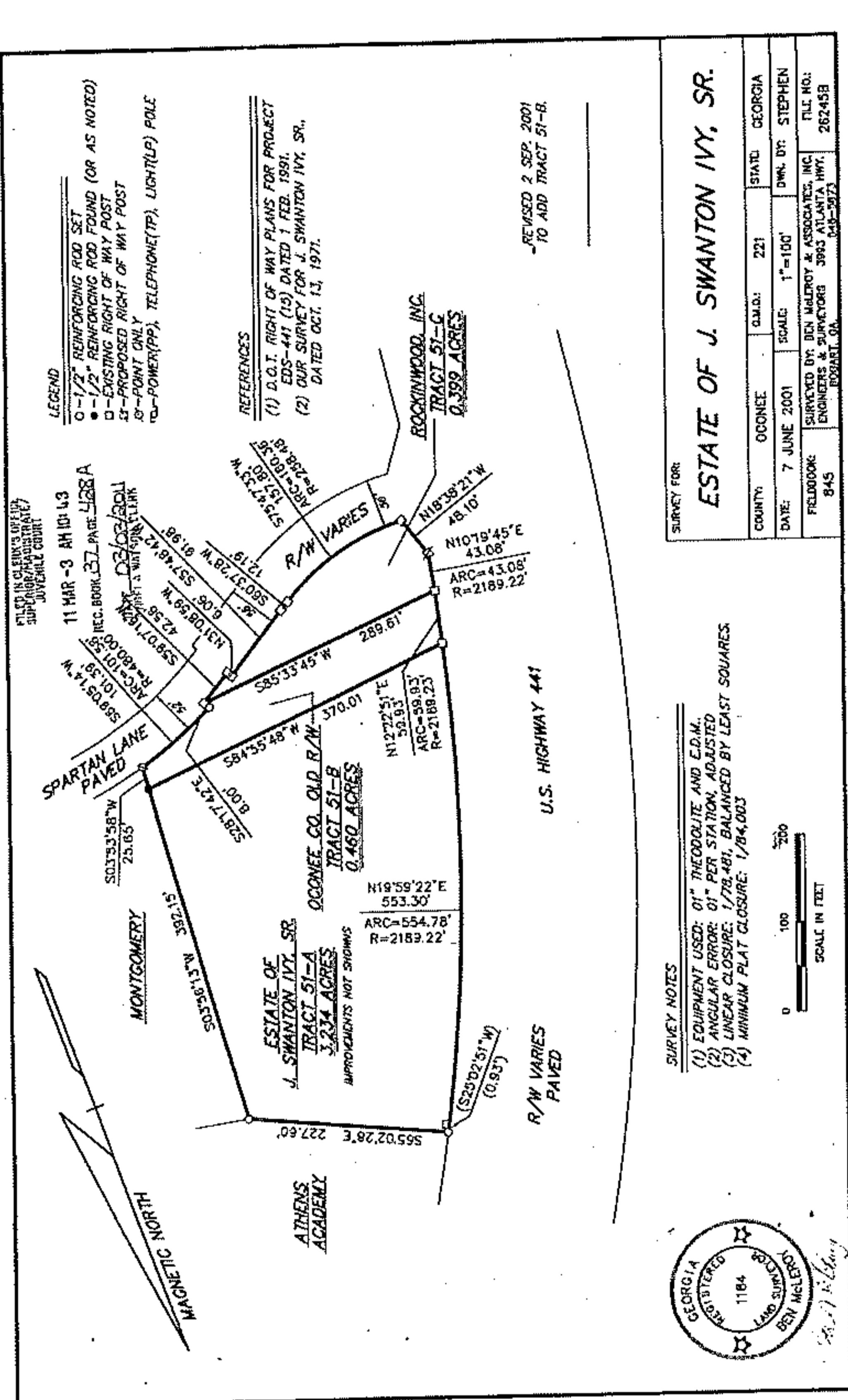
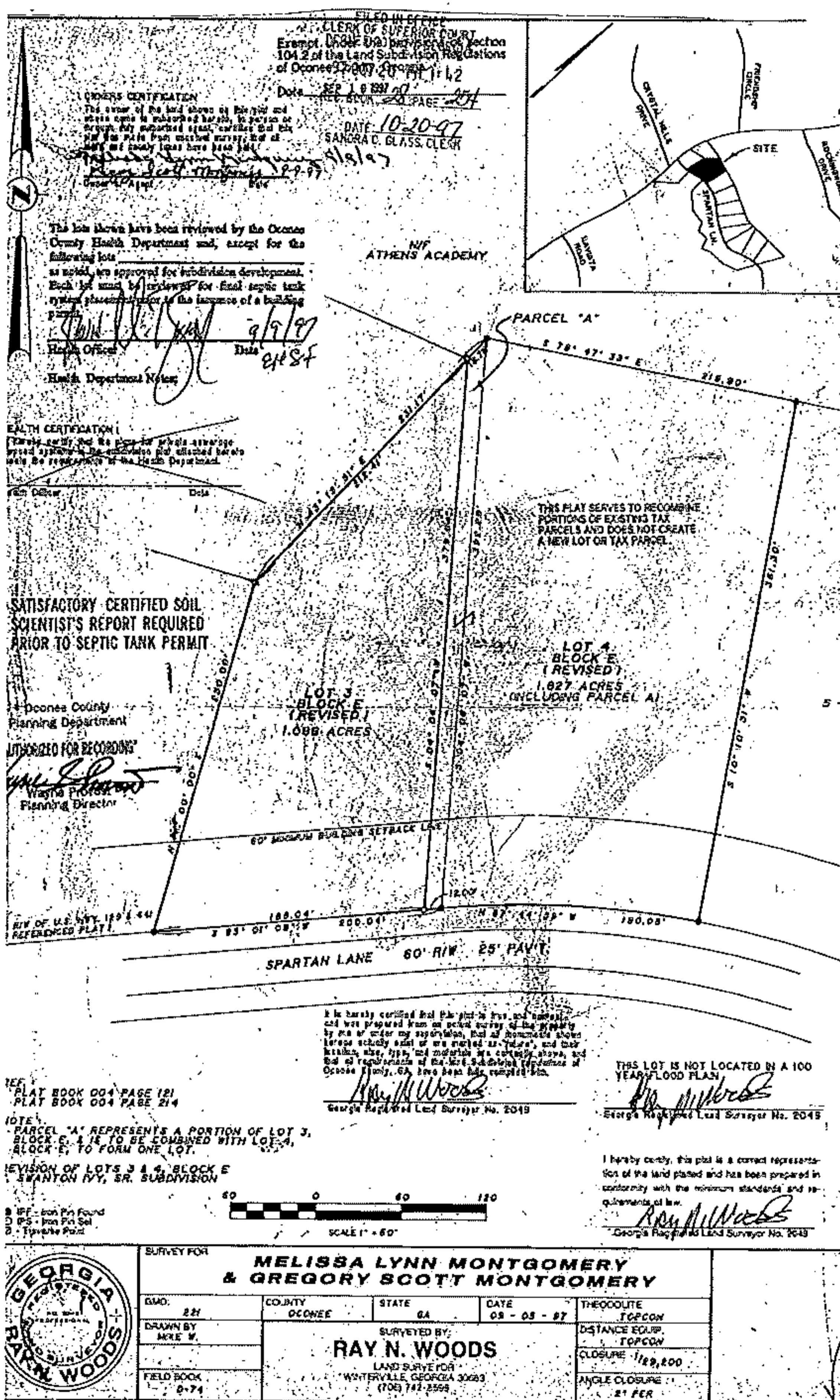


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PLAT



PARCEL C02 085
N/F
MICHAEL LEE KELLER
ZONED R-1

PARCEL C02 084
N/F
CHESTER R. LEE
ZONED R-1

PARCEL C02 084
N/F
CHESTER R. LEE
ZONED R-1



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

REZONE CASE #: P25-0080

DATE: June 6, 2025

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

APPLICANT NAME: Pittman & Greer Engineering

PROPERTY OWNER: Manor Holdings, LLC

LOCATION: 0, 1011, and 1031 Spartan Lane
Parcels: C 03C 001AA, Portion of C03C 002E,
C03C 003E

PARCEL SIZE: ±2.95 total for three parcels

EXISTING ZONING: AR (Agricultural Residential) and AG (Agricultural)

EXISTING LAND USE: Vacant

FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Neighborhood Village

ACTION REQUESTED: Rezoning from AR (Agricultural Residential) and AG (Agricultural) to OIP (Office-Institutional-Professional)

STAFF RECOMMENDATION: Staff recommends conditional approval of this request OIP zoning.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: June 16, 2025

BOARD OF COMMISSIONERS: July 8, 2025

ATTACHMENTS:

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The existing parcel C 03C 001AA is zoned AG (Agricultural) from the original adoption in 1968.
- Parcel C 03C 001AA was created as a remnant of the Spartan Lane ROW creation and the abandonment of the Old 441 ROW that was deeded from Oconee County in Deed Book 1086, Page 297-298.
- Parcels C03C 002E and C03C 003 were rezoned to A-2 on February 3, 1976.
- The correct reference plats for C03C 002E and C03C 003 are Plat Book 3, Page 327 and Plat Book 4, Page 121. The current GIS/ Tax map does not follow the correct plated lines.
- There are no structures on the three properties.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential	AR (Agricultural Residential)
SOUTH	Residential	AR (Agricultural Residential)
EAST	Residential	AR (Agricultural Residential)
WEST	Residential	AR (Agricultural Residential)

PROPOSED DEVELOPMENT

- The applicant proposes to develop a medical office park on a single combined parcel.
- The three buildings are proposed to be 8,000, 4,000 and 8,000 square feet (SF).
- The total proposed building area is 20,000 SF.

PROPOSED TRAFFIC PROJECTIONS

- An approximate additional 720 ADT (average daily trips) are estimated with 96 peak hour trips (Trip Generation Manual, 11th Edition) for the three buildings.

PUBLIC FACILITIES

Water:

- The project is proposed to utilize County water services. Estimated water usage is 4,000 GPD.

Sewer:

- The project is proposed to utilize County sewer services. Estimated sewer usage is 4,000 GPD. The applicant is proposing to extend a gravity sewer main approximately 2,340 linear feet.

Roads:

- Access will be via the existing public road, Spartan Lane.

ENVIRONMENTAL

- The property contains no identified state waters, wetlands, or flood plain.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with the following comment on May 27, 2025: Per UDC Section 1014.02a, sidewalks should be shown along right-of-way of Spartan Ln.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed on May 21, 2025, with the recommendation that the standard condition be required:
The owner, all at owner's expense, shall construct the improvements required by the County for public water and public waste water services for subject property and shall convey 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.

OCONEE COUNTY FIRE-DEVELOPMENT REVIEW

- Reviewed with the following comments on May 19, 2025
- There are no objections to the rezoning.
 - The plans will need to be modified to provide proper fire department turnaround as stated in the 2018 International Fire Code.

OCONEE BOARD OF EDUCATION

- Reviewed with the following comment on May 26, 2025: We have reviewed the Justin Greer rezone request P25-0080, and we have determined that they have little to no immediate impact.

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 OIP uses would be suitable and in harmony with the surrounding areas. There are low density residential uses along with Athens Academy in the area.

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

The property is currently vacant. Two of the properties were rezoned to A-2 on February 3, 1976. The surrounding uses include residential and institutional 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;

There will be an increase in road use. The applicant will have to meet a LOS-C standard prior to development. Water Resources has indicated there is capacity for water and sewer services. There is no impact to schools for the proposed commercial lot.

ii. Environmental impact;

No environmentally sensitive areas are known to exist on the site. The stormwater management will have to be in compliance with Oconee County ordinances.

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

The adjacent commercial uses should not be affected in value. The adjacent residential uses will have a required 25' buffer as indicated adjacent to OIP uses.

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.

Two of the properties were rezoned to A-2 on February 3, 1976 and have been vacant since that time. The surrounding uses include residential and institutional uses.

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 stated as “It is the intent of the OIP District to provide an area for business and professional offices as well as for social, fraternal, political, civic and community organizations. The district is also designed for institutional uses such as hospitals, nursing homes, convalescent centers, institutional planned developments and clinics.”

Staff finds that the requested uses are consistent OIP zoning.

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 changing conditions or land use patterns in the area.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The property lies within the Neighborhood Village Center character area, as shown on the 2023 Oconee County Comprehensive Plan Update Character Area Maps. The 2023 Plan indicates “A compact assortment of convenience-oriented retail stores, services, and offices that address the demands of nearby residents. Development is arranged in a village-like setting with pocket parks, plazas, and/or other public spaces encouraging pedestrian circulation and social interaction.” The appropriate zoning for the Neighborhood Village Center in unincorporated Oconee is OIP (Office Institutional Professional District) or B-1 (General Business). Staff analysis indicates OIP zoning complies with the Comprehensive Plan as it is adjacent to an arterial highway (US 441) with signalized access at the Spartan Lane and US 441 intersection.

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 medical offices.

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 this request to rezone 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 and public waste services for the subject property shall convey 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 Owner shall submit and record a recombination plat that complies with the Concept Plan prior to submission of a Site Development Plan.
5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 20,000 square feet as shown on the concept plan dated May 28, 2025.
7. A 1' no access easement along the ROW of US 441 (Macon Highway) shall be indicated on the recombination plat for the OIP zoned area.
8. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

Site Picture



REZONE # P25-0080 - MANOR HOLDINGS LLC

Parcel #
C-03C-001AA
C-03C-002E
C-03C-003E



1:1,500

0

140

280

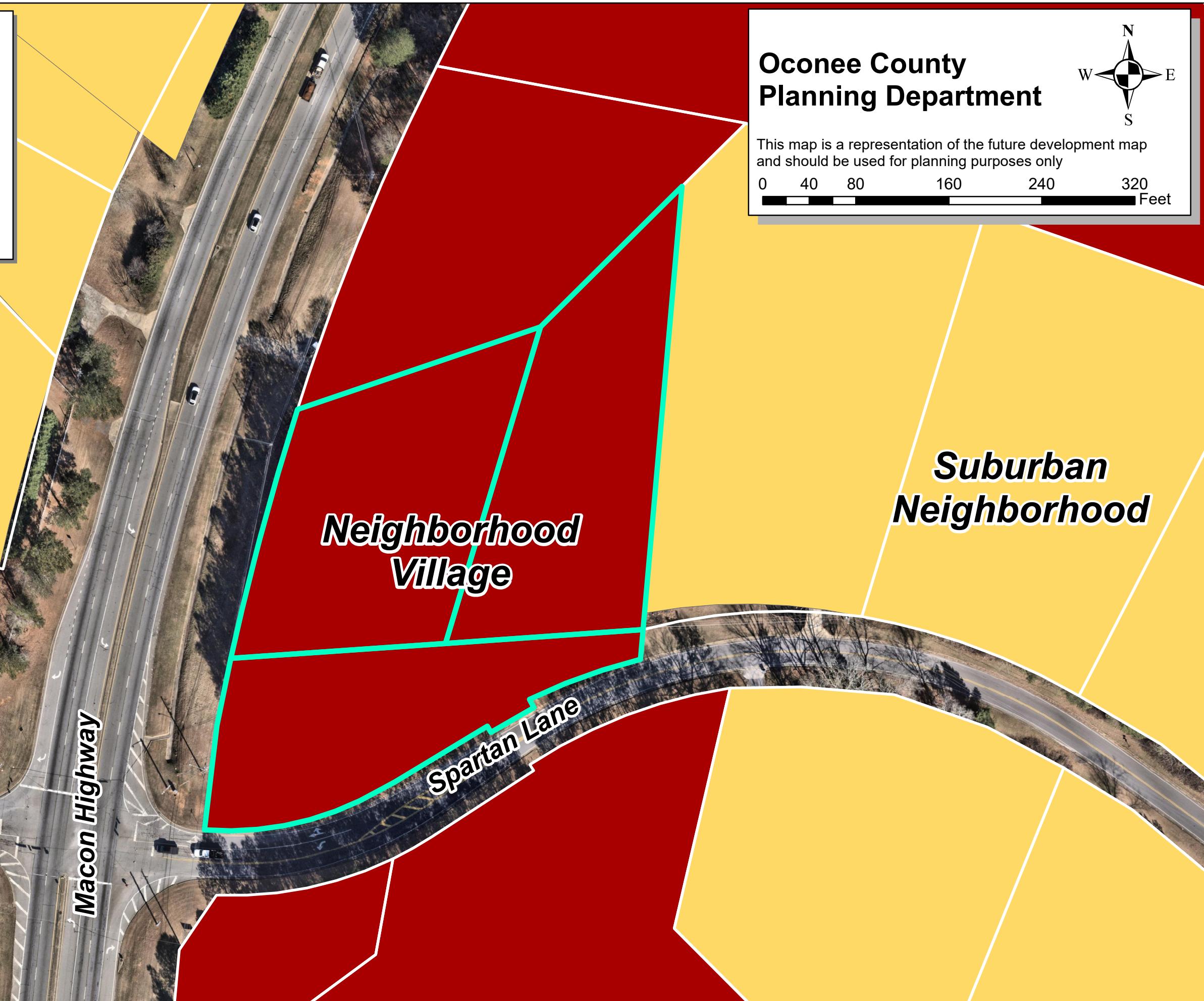
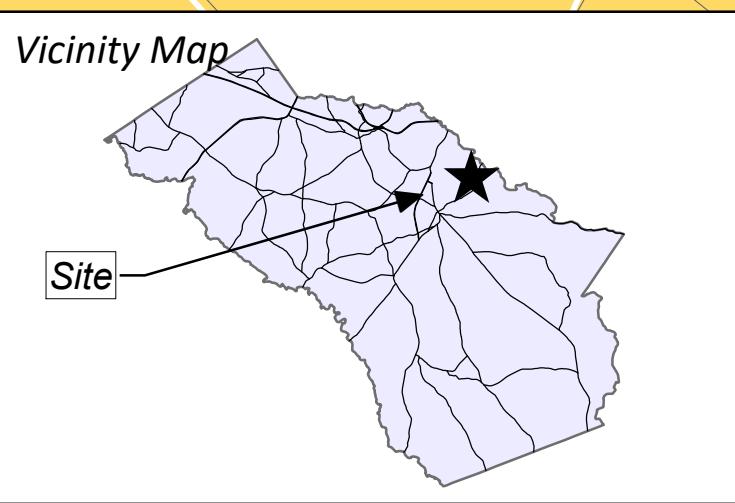
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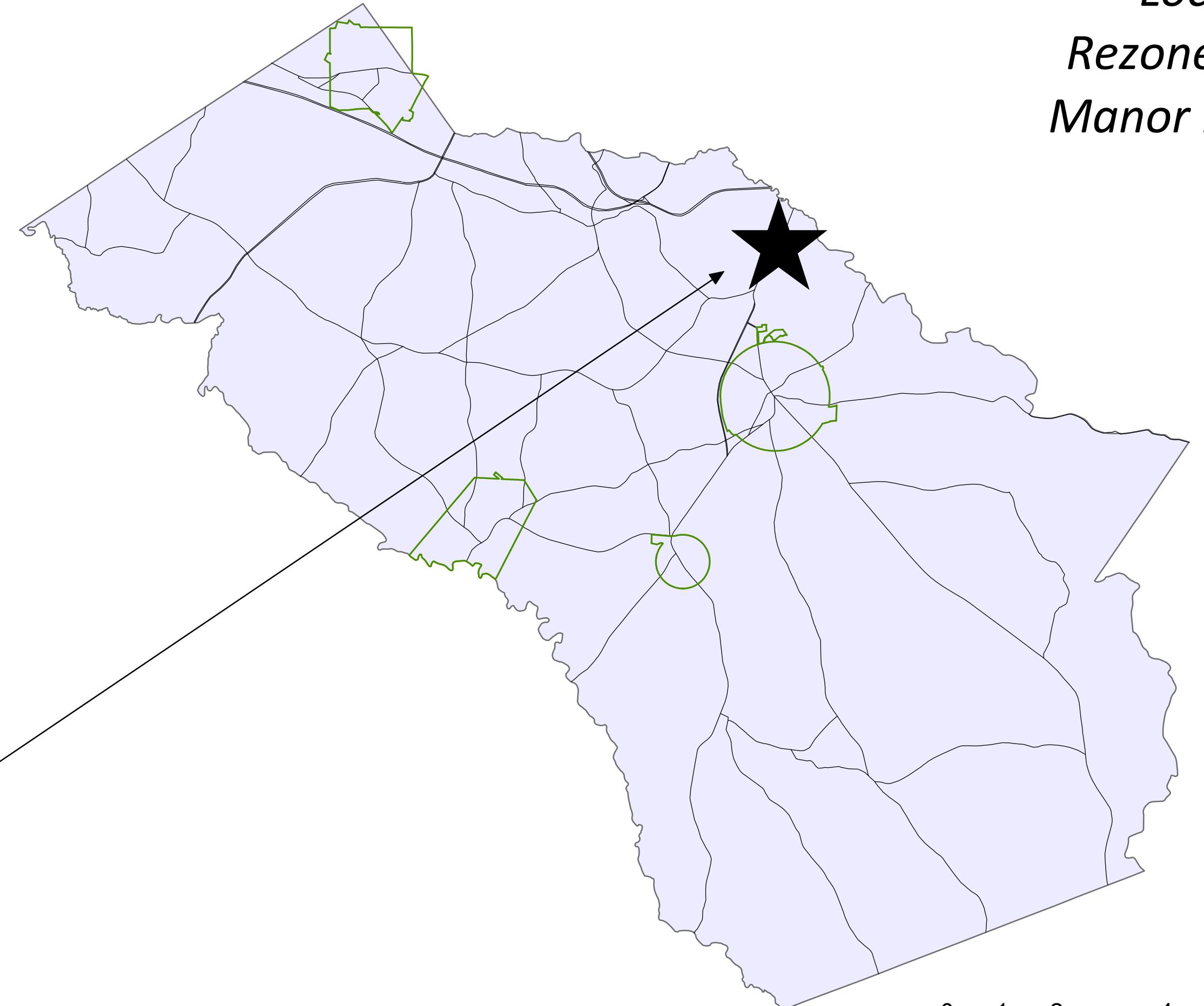
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Feet



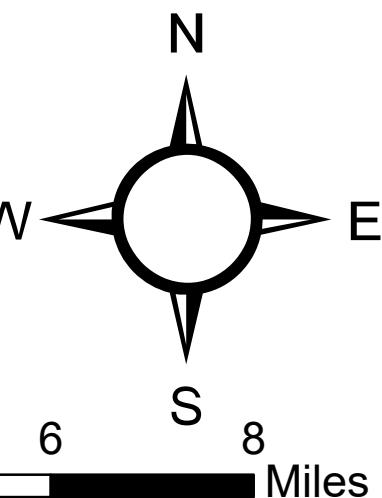


Location Map -
Rezone # P25-0080
Manor Holdings LLC



1:120,000

0 1 2 4 6 8 Miles



Macon Hwy

Spartan Ln

1:3,286



