

**A RESOLUTION AMENDING AND READOPTING THE OFFICIAL ZONING MAP OF OCONEE COUNTY GEORGIA,
AS AUTHORIZED BY SECTION 2.04 OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

WHEREAS, the current Official Zoning Map is in need of amending to reflect changes to the Unified Development Code of Oconee County, the “UDC”, related to agritourism uses;

WHEREAS, from time to time the readoption of the Official Zoning Map of the County is necessary and desirable due to the number of changes and additions that have been made to same as provided for in Section 204 of the UDC;

WHEREAS, such amendment and readoption furthers the purposes for which the UDC was adopted, as set out in Article 1 thereof;

WHEREAS, the current Official Zoning Map, as authorized and provided for in Section 204 of the UDC, has been amended by individual rezonings, some with conditions, that should be reflected on the Official Zoning Map and readopted in their entirety, with the conditions previously imposed;

WHEREAS, on March 4, 2025, at its regular meeting and after due and proper notice under the UDC and State law, the Board of Commissioners of Oconee County conducted a public hearing on the amendment and readoption of the Official Zoning Map, as provided for in Section 204 of the UDC,

NOW THEREFOR, IT IS HEREBY ORDAINED, pursuant to Section 204 of the UDC:

SECTION 1. Amendment and Readoption. The map entitled “Official Zoning Map, Oconee County, Georgia” and which was certified by the Director of Planning and Code Enforcement and which was present before the Board of Commissioners at the hearing held on March 4, 2025, is hereby:

- (a) Pursuant to Section 204.02 of the UDC, amended to provide for the change in zoning of certain parcels shown thereon to the “AG” Agricultural District; however, all conditions associated with such parcels shall no longer apply as the matters which those conditions dealt with have been provided for in the relevant UDC provisions; and
- (b) After such Amendment as provided for in (a) above, then pursuant to Section 204.03 of the UDC, such map is hereby readopted in its entirety, including, except as set out in (a) above, readopting all conditional rezonings approved for individual parcels, with conditions as reflected in their individual zoning files. Such Official Zoning Map is incorporated by reference herein and shall be kept in the office of the Director of Planning and Code Enforcement and shall be accessible to the public at all times.

SECTION 2. Severability. It is intended that the provisions of this Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution. Should that portion of this resolution which adopts the new Official Zoning Map be held invalid, then the Official Zoning Map of Oconee County shall be that map which was the Official Zoning Map of Oconee County on March 1, 2025, with the Amendment set out in Section 1(a).

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.

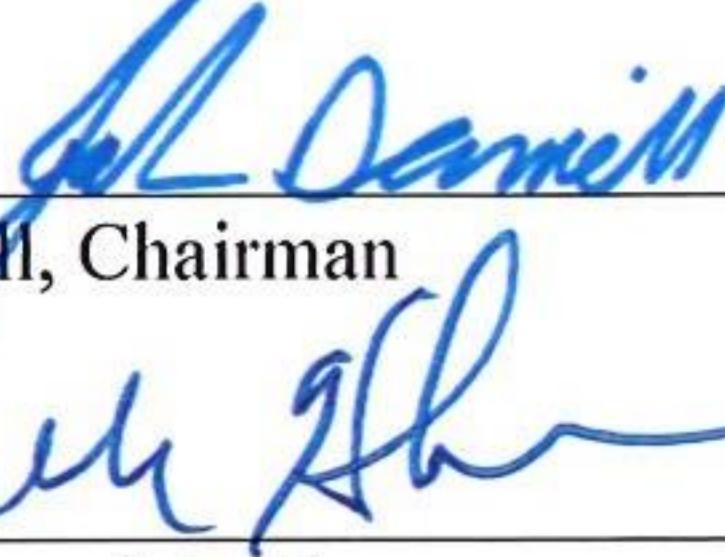
Said Zoning Map Amendment and Zoning Map Readoption were initiated by the Board of Commissioners and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on March 4, 2025.

Approved and Adopted this 4th day of March, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

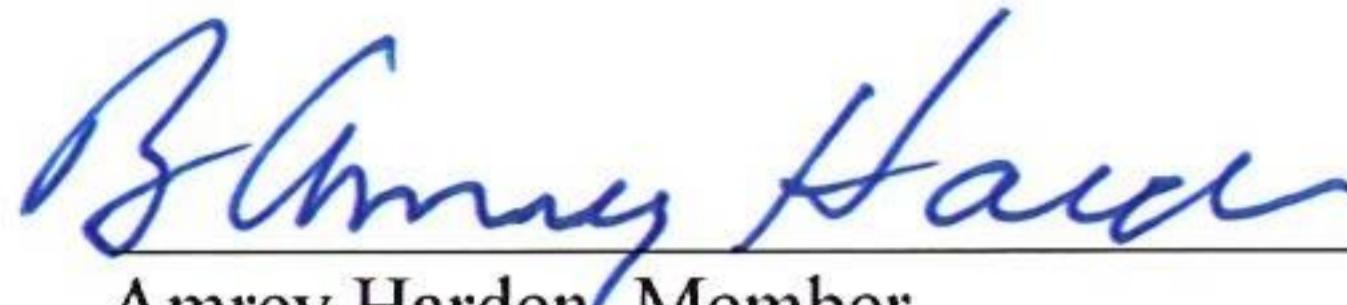
John Daniell, Chairman



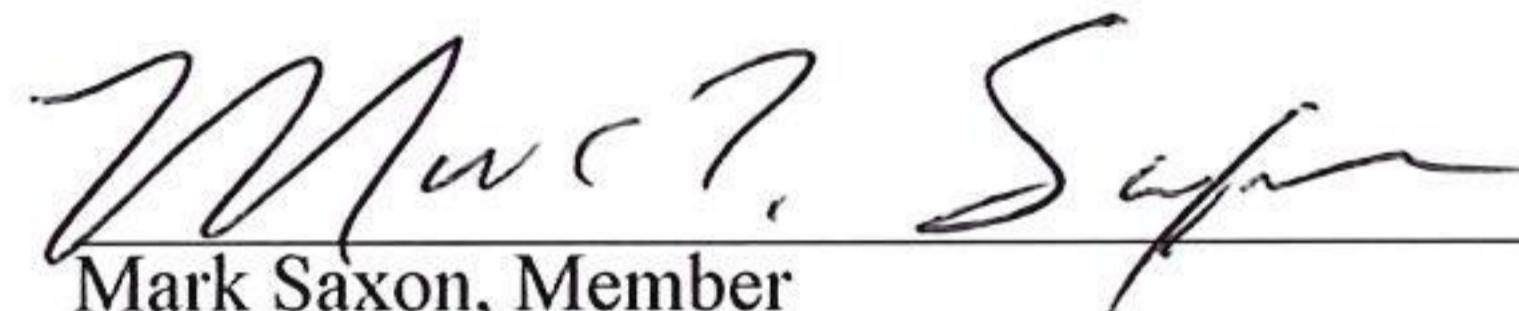
Mark Thomas, Member



Chuck Horton, Member



Amrey Harden, Member



Mark Saxon, Member

ATTEST:

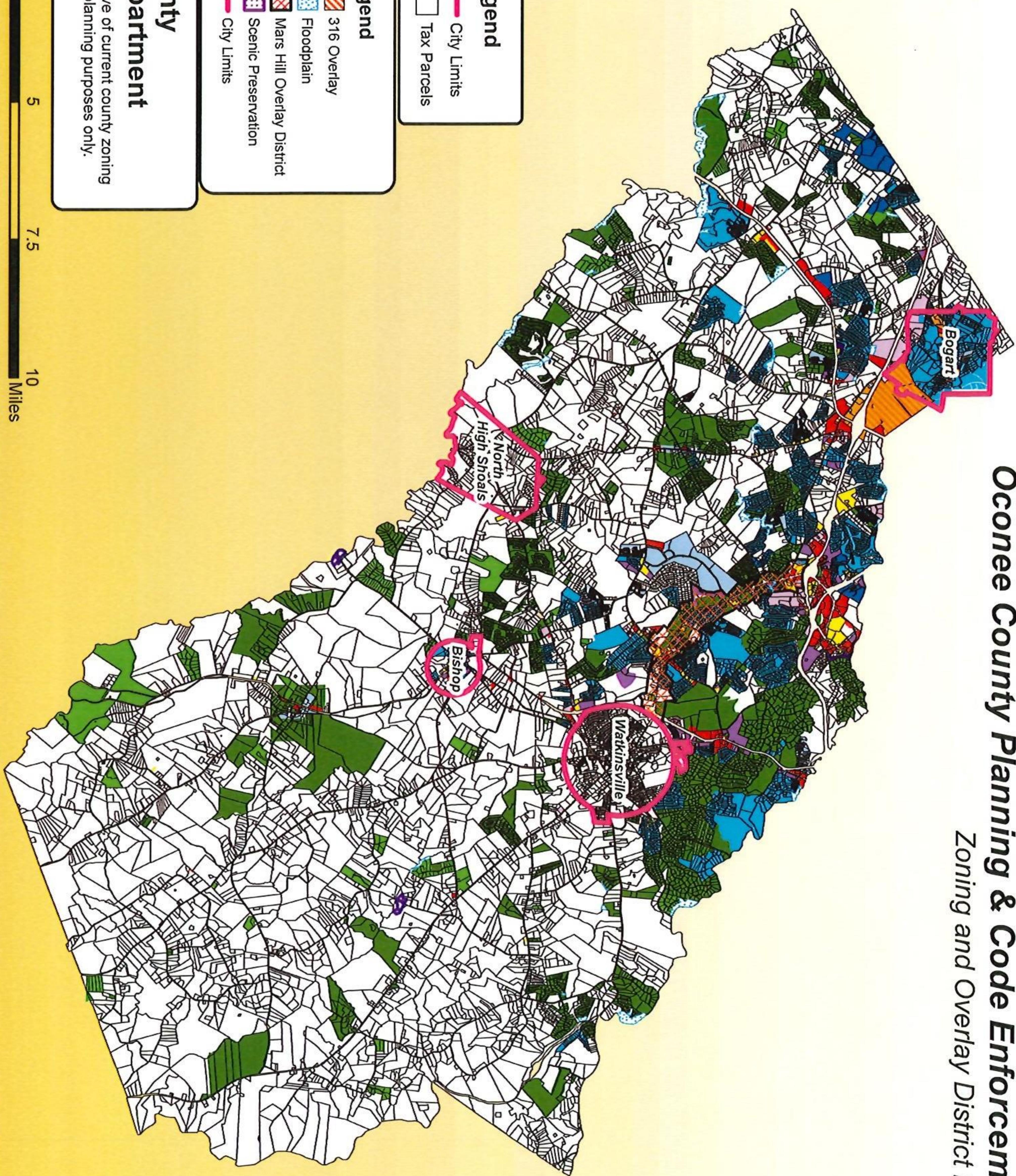
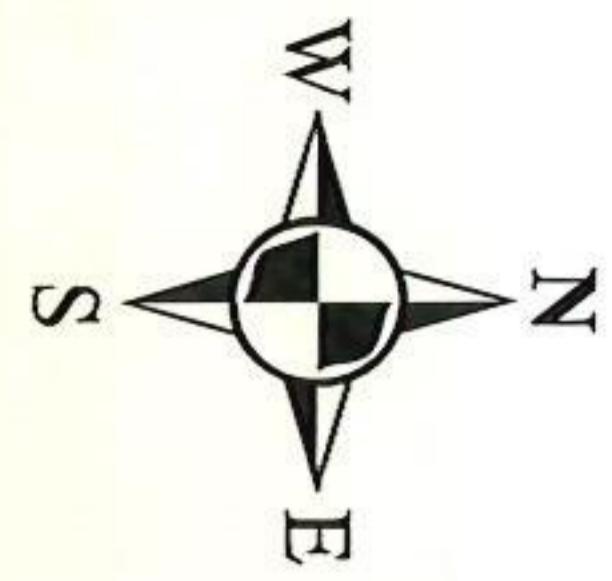


Holly Stephenson
Clerk, Board of Commissioners

LEGAL NOTICE PUBLISHED: February 13, 2025 – OCONEE ENTERPRISE

Oconee County Planning & Code Enforcement

Zoning and Overlay District Map



Oconee County Planning Department

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

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