

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for special use approval submitted by William Terrell Mulkey on July 17, 2025 requesting Special Use Approval on a ±13.35-acre tract of land located on 1300 Sam Cooper Rd, Oconee County, Georgia, tax parcel no. B-08-025G, on property owned by Justin L. Cooper, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for a Manufactured Home as a Second and Temporary Residence.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on September 15, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on October 7, 2025.

ADOPTED AND APPROVED, this 7<sup>th</sup> day of October.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

BY:

John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ATTEST:

Holly Stephenson  
Holly Stephenson  
Clerk, Board of Commissioners

**EXHIBIT "A" TO SPECIAL USE APPROVAL #P25-0150**

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**CONDITIONS**

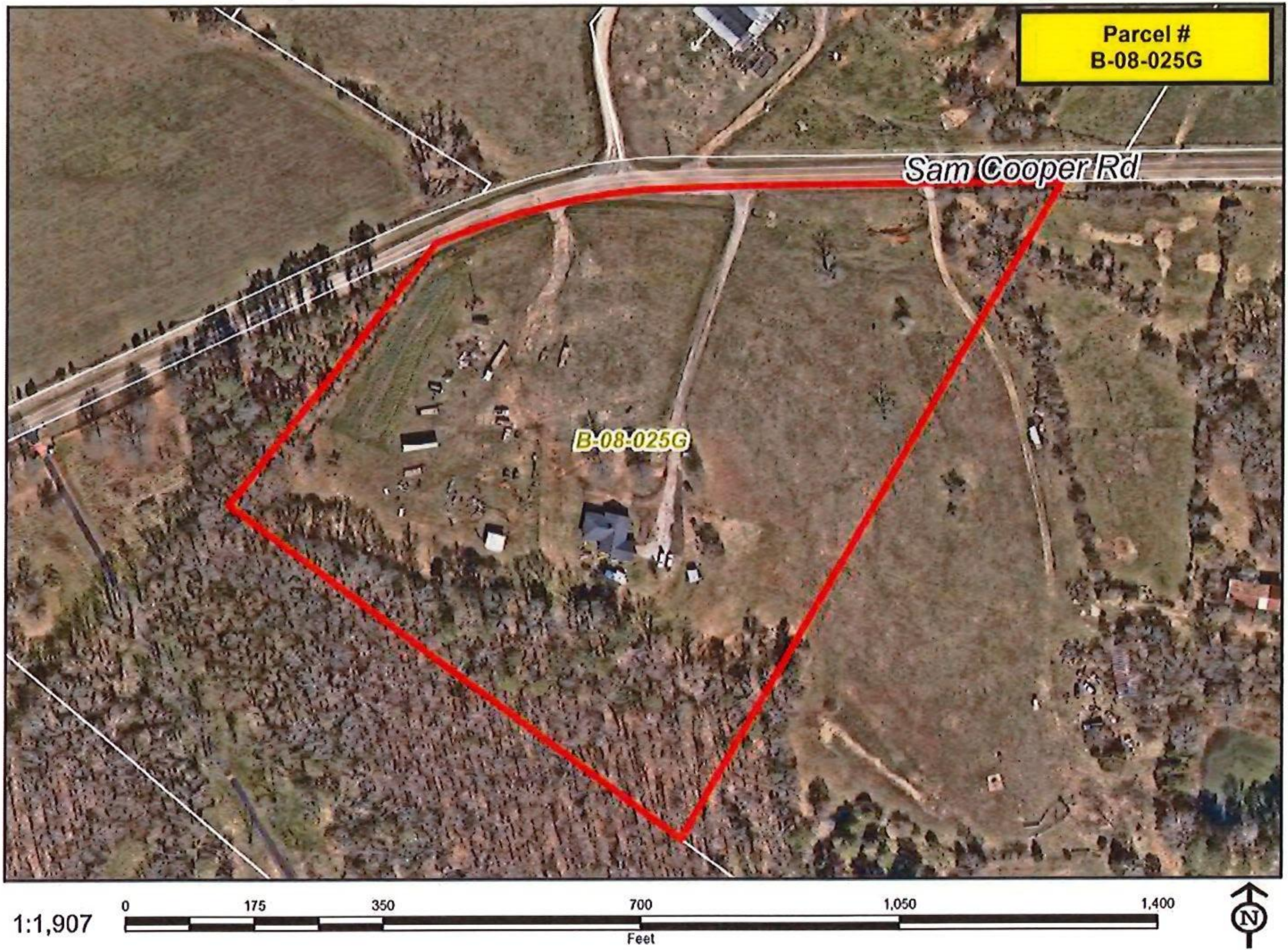
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner shall bring all structures into compliance prior to issuance of the building permit for the manufactured home.

EXHIBIT "A" TO SPECIAL USE APPROVAL #P25-0150

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TAX MAP

Special Use # P25-0150 - William Terrell Mulkey



**LEGAL DESCRIPTION**

**TRACT 4B**

**METES AND BOUNDS DESCRIPTION**

**13.94 ACRES**

**OCONEE COUNTY, GEORGIA**

**ALL THAT TRACT OR PARCEL OF LAND SITUATED IN WATKINSVILLE, OCONEE COUNTY, GEORGIA, CONTAINING APPROXIMATELY 13.94 ACRES (607,226.4 SQUARE FEET), MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT AN IRON PIN FOUND (I.P.F.) AT THE POINT OF BEGINNING ON THE SOUTHERN MARGIN OF THE SAM COOPER ROAD RIGHT OF WAY, SAID POINT BEING THE NORTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OWNED BY CATHERINE COOPER;**

**THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 547.10 FEET ALONG THE MARGIN OF SAID SAM COOPER ROAD RIGHT-OF-WAY TO AN I.P.F.;**

**THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 125.00 FEET TO AN I.P.F.;**

**THENCE SOUTH 78 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO AN I.P.F.;**

**THENCE SOUTH 72 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 34.60 FEET TO AN I.P.F.;**

**THENCE SOUTH 38 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 557.00 FEET TO AN OAK TREE;**

**THENCE SOUTH 51 DEGREES 38 MINUTES 00 SECONDS EAST, A DISTANCE OF 772.80 FEET TO AN I.P.F.;**

**THENCE NORTH 32 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 1091.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.94 ACRES, MORE OR LESS.**

**NARRATIVE**

**Narrative**

**Introduction**

We are requesting special use approval for a Manufactured Home as a Second and Temporary Residence.

The address of the property is 1300 Sam Cooper Rd.

The tax parcel number of the property is B-08-025G.

The existing zoning district of the property is AG (Agricultural District).

The existing use of the property is residential. There is no change in proposed use.

The acreage of the parcel is 13.29 acres.

**Adjacent Properties**

The zoning districts of the adjacent properties to the North, South, East, and West are all AG (Agricultural District).

The surrounding properties are all agricultural uses (farmland, residences).

**Development Details**

We are proposing to have a manufactured home placed on the property due to the health conditions of the homeowners' parents. Due to the requirements of the Unified Development Code, it is a requirement to obtain special use approval in order to have a Manufactured Home as a Second and Temporary Residence on an AG-zoned property.

**Architecture**

The siding on the proposed manufactured home will be vinyl. The proposed manufactured home will be 26' by 56'.

**Access and Traffic**

The proposed special use will be accessed by a separate driveway. There will be no significant change in traffic, as the only people accessing the proposed special use will be the residents of the manufactured home and the current residents of the property.

**Water and Sewer**

The proposed special use is on the currently existing well. The proposed special use will be on its own septic.

**NARRATIVE**

**Stormwater Drainage**

N/A

**Schools**

N/A

**Landscaping**

N/A

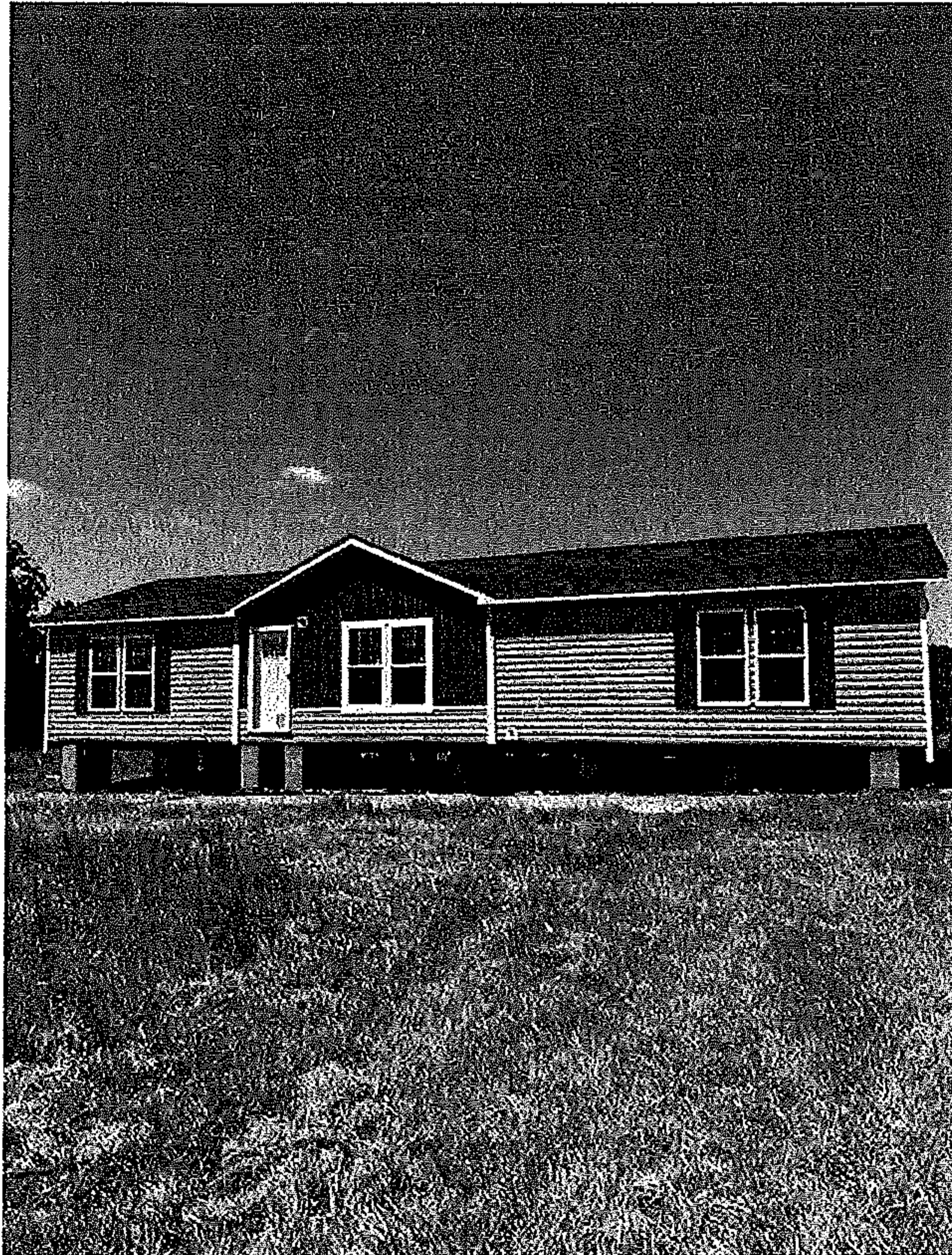
**Schedule**

The project is estimated to be completed as soon as all necessary permits are received and the manufactured home is placed on the property.

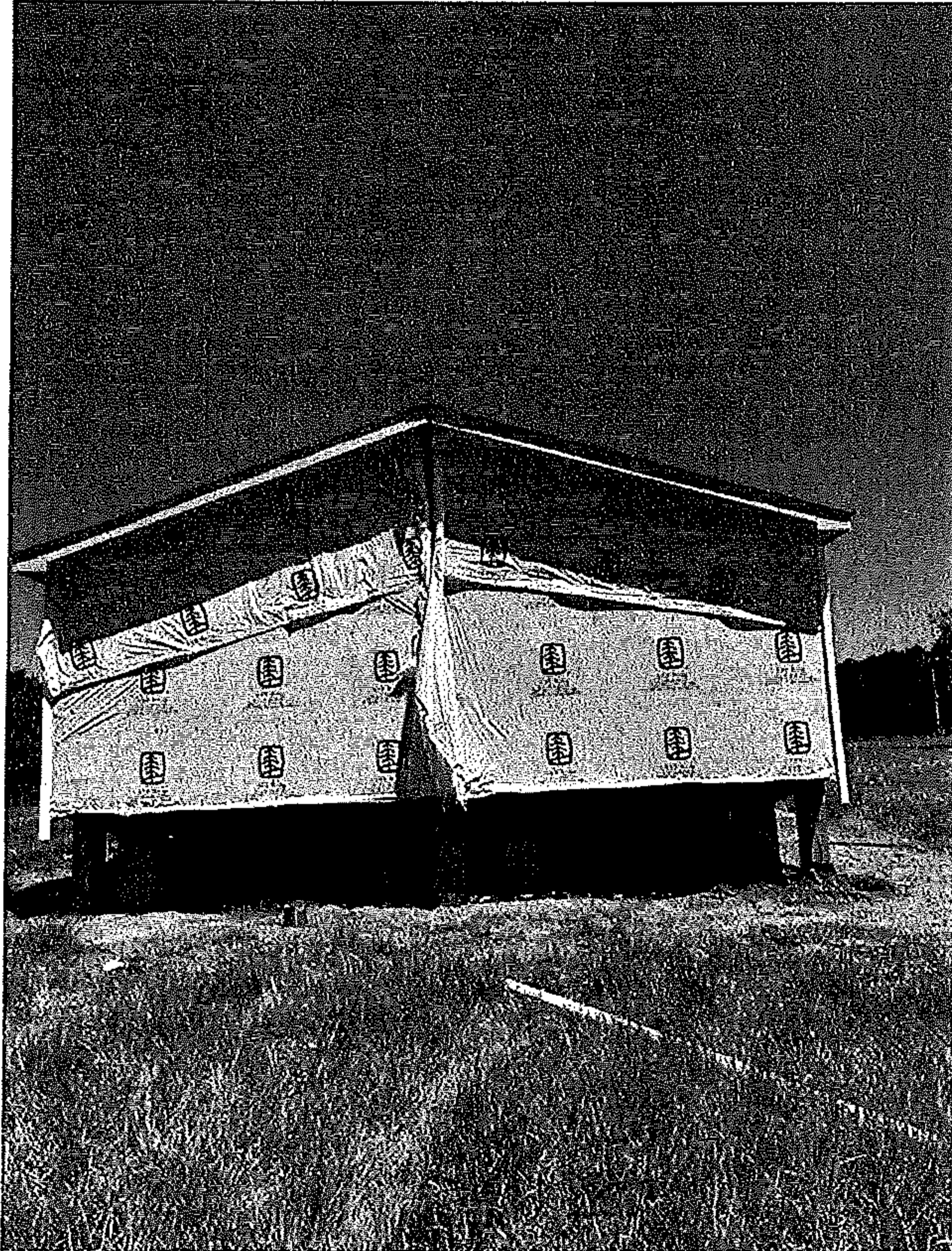
**Conclusion**

There are two structures that have been placed on the property since 2021. These two structures are a lean-to to house hay and a rentable storage building that is on cement blocks.

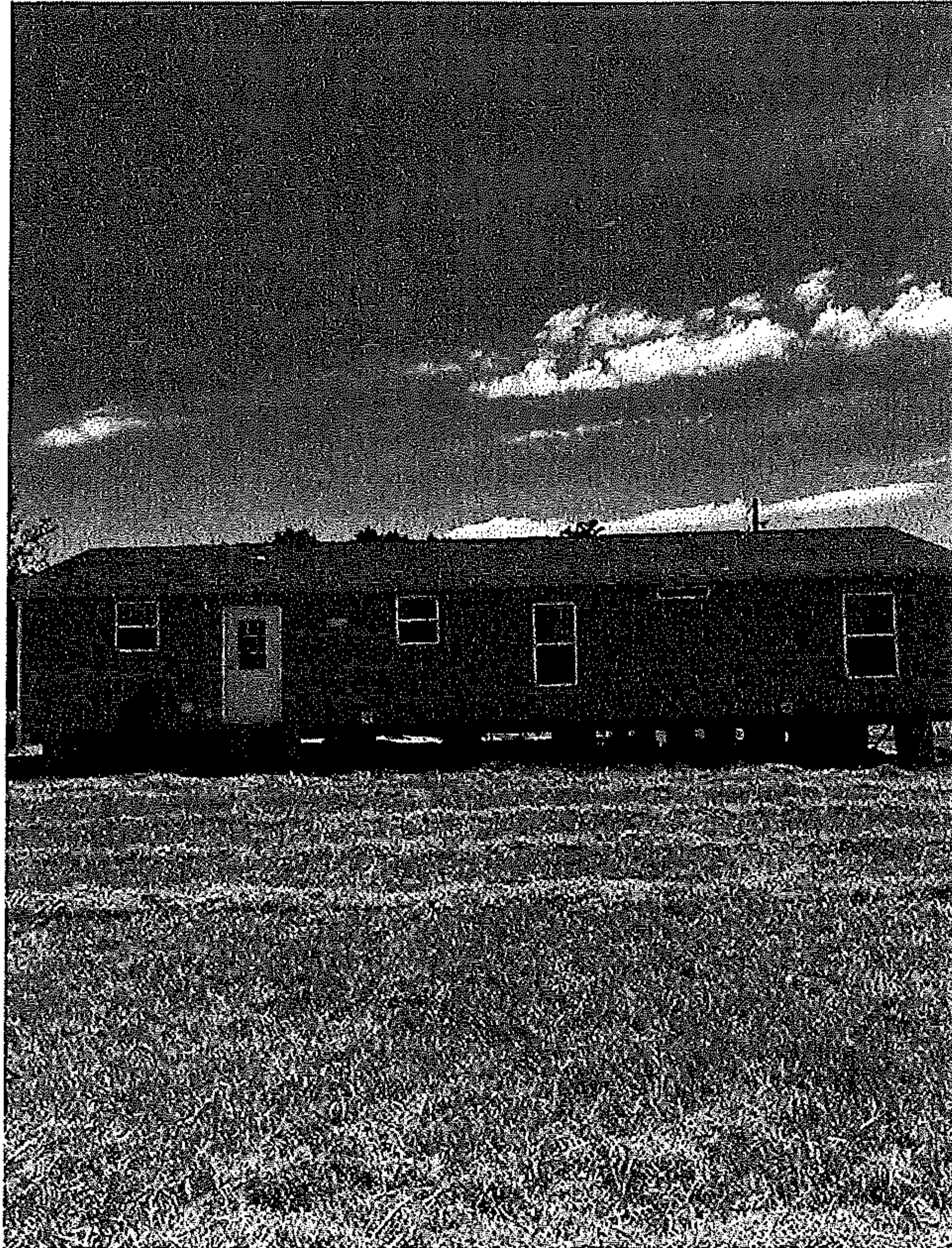
ARCHITECTURAL RENDERINGS



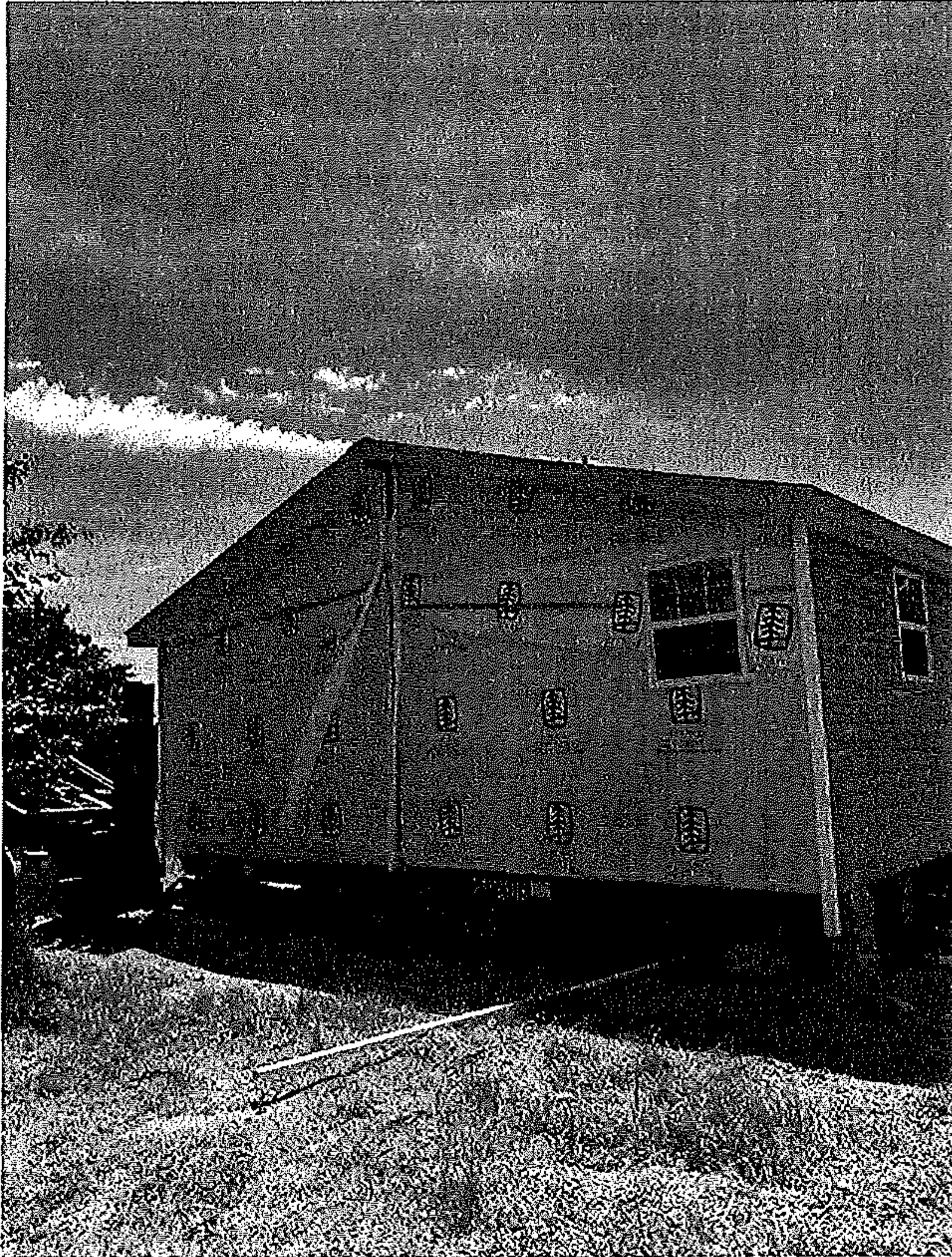
ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS

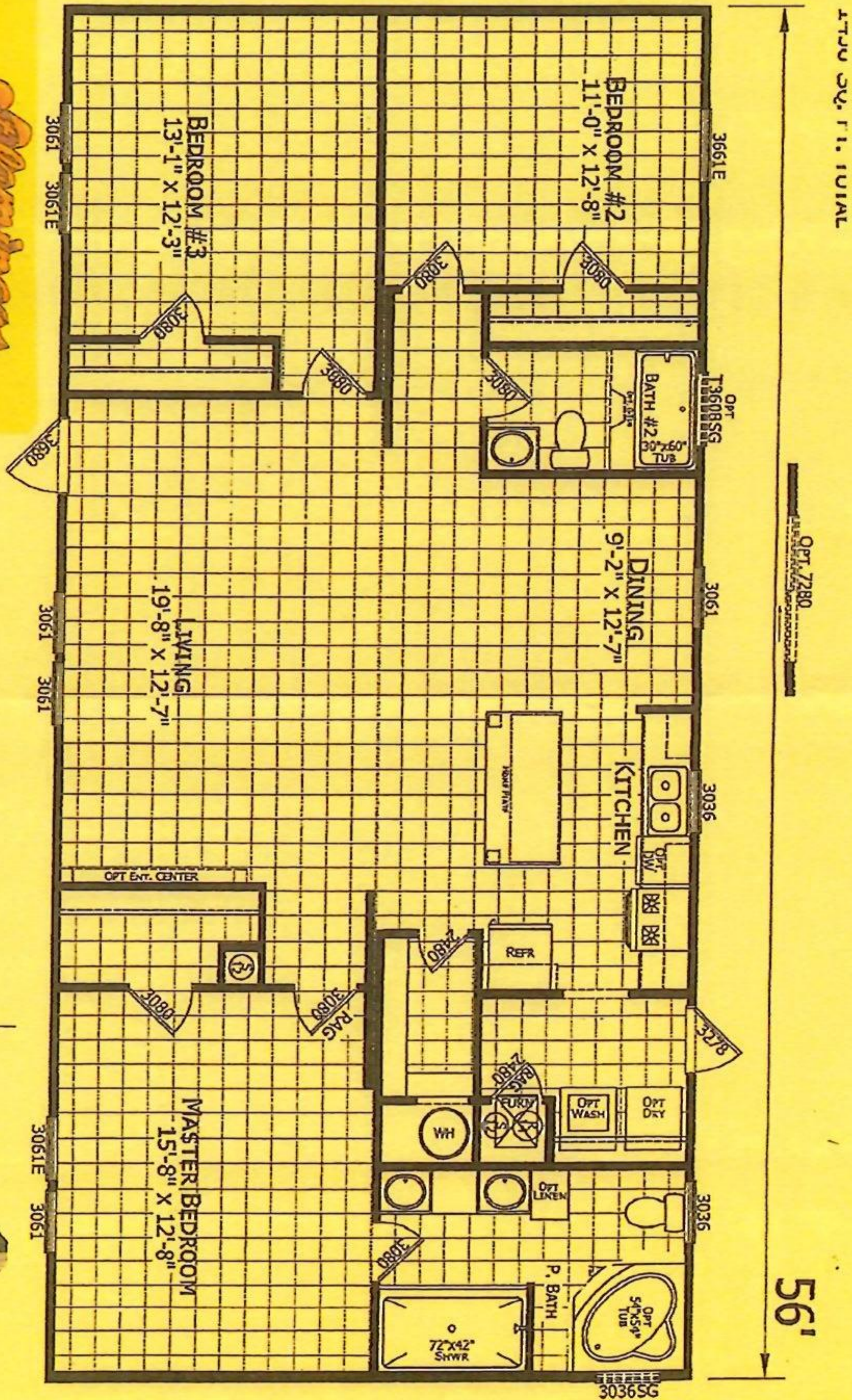


ARCHITECTURAL RENDERINGS

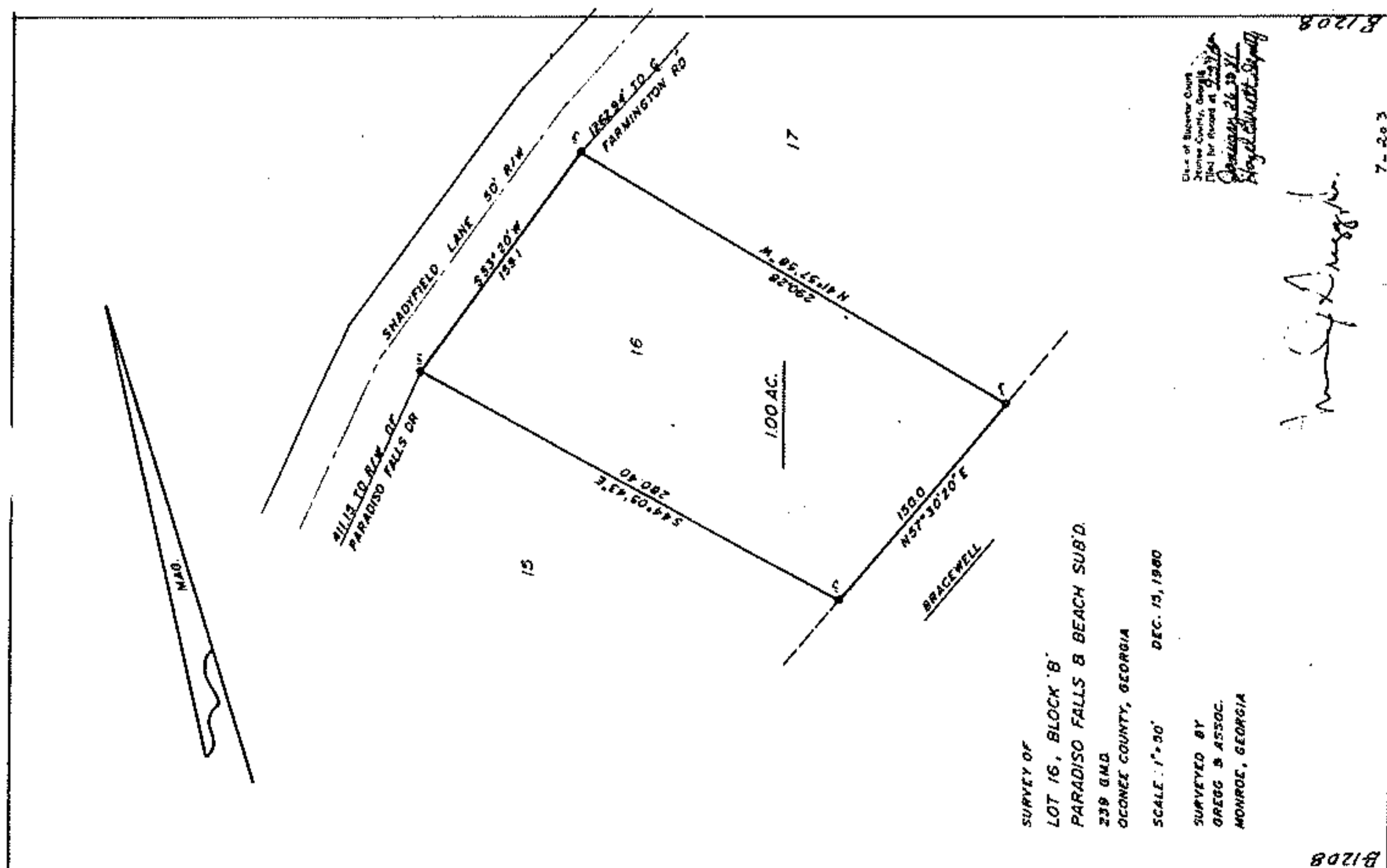
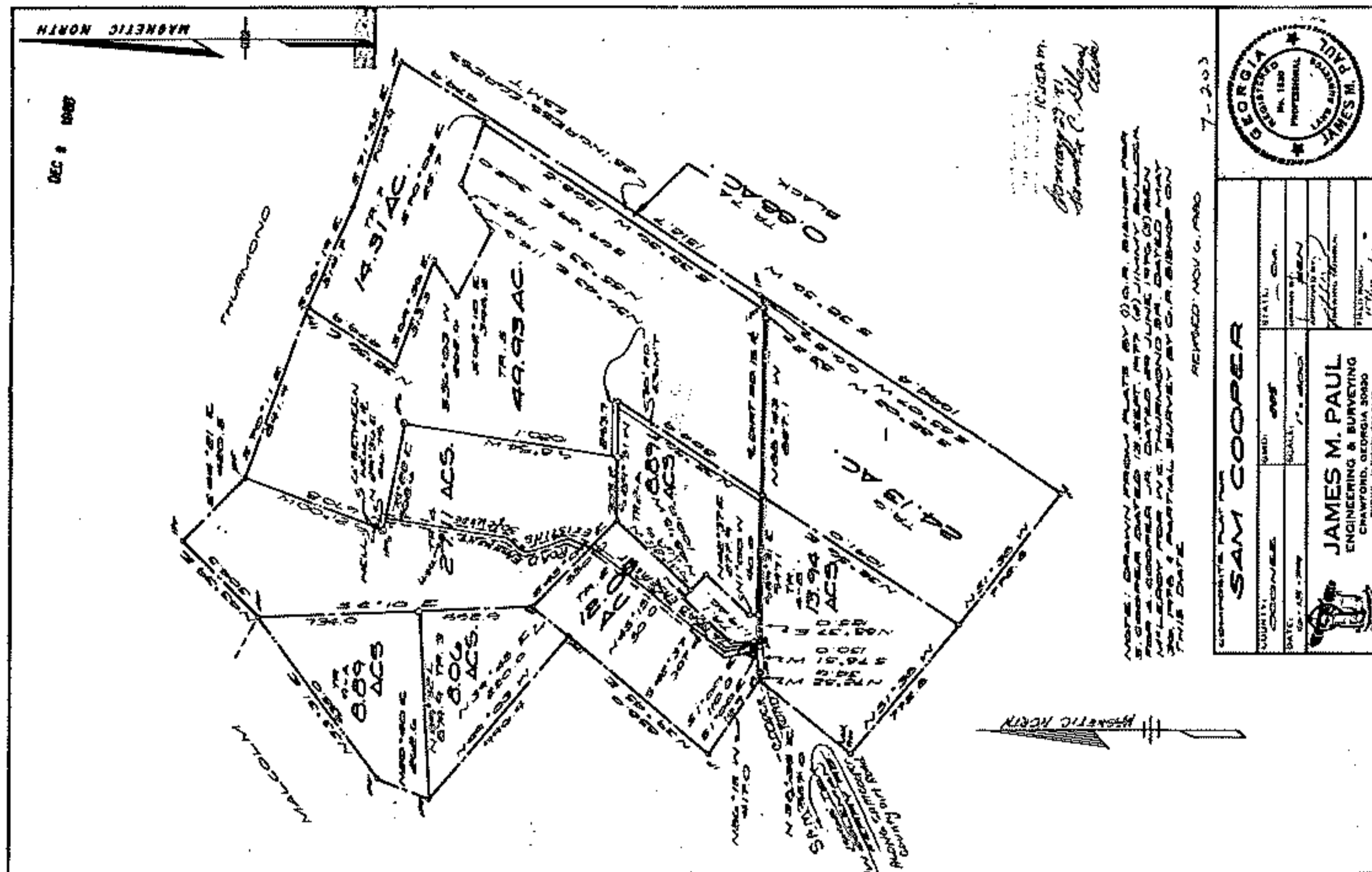
Justin Cooper  
1300 Sam Cooper Rd  
Watkinsville GA 30677

**FLAMINGO HOME SALES INC**  
119 COMMERCE BLVD, ATHENS, GA 30606  
706-549-3600  
FlamingoHomeSales@gmail.com  
www.FlamingoHomeSales.com  
Tom Collins

**FLAMINGO HOMES**  
Andy Richardson  
Flamingohomesales.com  
706-549-3600  
119 Commerce Blvd  
Athens, Ga, 30606



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**PLAT**

- PROJECT AREA: 13.29 ACRES
- TOTAL NUMBER OF LOTS: 1
- WATER SERVICES TO BE PROVIDED BY PRIVATE WELL
- SEWER SERVICES TO BE PROVIDED BY SEPTIC SYSTEM TOPO
- PROVIDED BY NOAA, 2019-2020 USGS LIDAR.
- CURRENT ZONING: AG
- 1 ADDITIONAL PROPOSED BUILDING, 1,456 SQ. FT. (56x26).
- 3 EXISTING BUILDING ONSITE
- BUILDING PAD GRADING AREA: 12,960 SQ. FT. ✓

FRONT: 30' FROM R/W OF ROADS  
SIDE: 25' FROM PROPERTY LINES  
REAR: 25' FROM PROPERTY LINES

NA  
MALCOLM WOODS, LLC  
EOLMAN STREET ROAD  
PARCEL 8 OF DORA

STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.



Scale 1" = 50'

DATE INSTRUCTIONS	JOB # JOB
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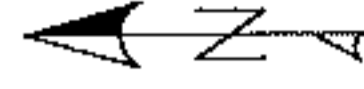
SHEET 1

PAROLE BOARD  
COUNTY, GEORGIA  
FALLS, 815 025 020 1712

[illegible]

DATE	NAME	LOCATION	DATE OF BIRTH

SITE LOCATION MAP (124,000)





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

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**SPECIAL USE CASE #:** P25-0150

**DATE:** September 5, 2025

**STAFF REPORT BY:** David Webb, AICP  
(Planning Manager)

**APPLICANT NAME:** William Terrell Mulkey

**PROPERTY OWNER:** Justin Cooper

**LOCATION:** 1300 Sam Cooper Rd,  
Parcel: B-08-025G

**PARCEL SIZE:** ±13.35

**EXISTING ZONING:** AG (Agricultural)



**2023 COMPREHENSIVE PLAN CHARACTER AREAS MAP:** Agricultural Preservation

**EXISTING LAND USE:** Single Family Residence and Agricultural

**ACTION REQUESTED:** Special Use Approval for a Manufactured Home as a Second and Temporary Residence.

**REQUEST SUMMARY:** The applicant is requesting Special Use Approval to add a Manufactured Home as a second dwelling on a property that has an existing site-built single-family home.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** September 15, 2025

**BOARD OF COMMISSIONERS:** October 7, 2025

**ATTACHMENTS:**

- Application
- Narrative
- Special Use Impact Analysis
- Plats of Survey
- Concept Plan
- Architectural Sketches

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

### **HISTORY**

- The existing property was zoned AG (Agricultural) as part of the original adoption in 1968.
- The 13.94-acre property was shown on a plat recorded in Plat Book 7, Page 203 on January 29, 1981.
- Tax Records indicate the existing house was constructed in 1970.
- The property owners constructed two accessory structures without permits in 2023.

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

	EXISTING LAND USES	EXISTING ZONING
NORTH	Agricultural and residential	AG (Agricultural District)
SOUTH	Agricultural and residential	AG (Agricultural District)
EAST	Agricultural and residential	AG (Agricultural District)
WEST	Agricultural and residential	AG (Agricultural District)

### **PROPOSED PROJECT DESCRIPTION**

- The applicant is requesting Special Use Approval to place a manufactured home on the property as a temporary secondary dwelling.

### **SPECIAL USE REQUIREMENTS**

Special Use requirements for this use are outlined in UDC section 329.12- Accessory Manufactured Homes.

### **TRAFFIC PROJECTIONS**

- The narrative indicates there will be no impact on traffic.

### **PUBLIC FACILITIES**

#### **Water:**

- The project is proposing to use an on-site well.

#### **Sewer:**

- The project is proposing to use an on-site septic system.

#### **Roads:**

- The site has existing access to Sam Cooper Road.

### **ENVIRONMENTAL**

- The concept plan indicates there are no State Waters, Wetlands or Flood Hazard Areas on the site.

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

#### **Water Resources Department:**

- Reviewed with no comments on September 2, 2025

#### **Public Works Department:**

- Reviewed with no comments on September 2, 2025

#### **Fire Department:**

- Reviewed with no comments on August 26, 2025

#### **Board of Education:**

- No comments received as of September 5, 2025

## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE *OCONEE COUNTY UNIFIED DEVELOPMENT CODE*.

**A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

Per the UDC, The Agricultural (AG) district is intended “to preserve prime agricultural areas, allow mini farm estates where appropriate, and discourage the subdivision of land into suburban development which requires significant increases in public services such as schools, fire protection, transportation improvements or waste disposal.” (Unified Development Code Sec. 205.01). An accessory manufactured home is a permitted use with a Special Use Permit.

**B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?**

The subject property lies within the Agricultural Preservation Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “This Character Area includes lands in row crops, hay fields, or in pasture; woodlands and areas under forestry management; commercial wholesale nurseries; sparsely settled homes on individual tracts; and areas of sensitive natural resources.” The Development Strategies for this Character Area recommend to:

- Preserve the Character Area for active agricultural activities
- Allow minor subdivisions or individual lot splits; limit to a density of 5 acres or more per parcel.
- Foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in a rural setting.

The Comprehensive Plan supports low density residential uses. Staff finds the proposed two dwellings on 13.35 acres of land is in conformity with the Comprehensive Plan.

**C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

Staff finds that the proposed development is suitable in view of the existing nearby development and zoning.

**D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

The proposed development aligns with the intent for this character area and adjacent agricultural uses.

**E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?**

The existing access to Sam Cooper Road is adequate to serve the proposed use.

**F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

The existing access to Sam Cooper Road is adequate to serve the proposed use.

**G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

There are no anticipated impacts to public utilities or services. Staff finds that public facilities should be adequate to serve this special use.

**H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**

The site is a large tract used for single family residential use. This criteria does not apply.

**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

The site is a large tract used for single family residential use. This criteria does not apply.

**J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

The site is a large tract used for single family residential use. Staff analysis indicates the proposed manufactured home will be in harmony with the surrounding area.

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**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 approval of the special use request. Staff recommends it be subject to the following conditions to be fulfilled by the developer/owner at their expense:

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 shall bring all structures into compliance prior to issuance of the building permit for the manufactured home.

## Site Pictures



Photo of the site 1-7-2023 prior to accessory structures



Photo of the site 1-4-2024 showing accessory structures constructed without permits

# Special Use # P25-0150 - William Terrell Mulkey

Parcel #  
B-08-025G

Sam Cooper Rd

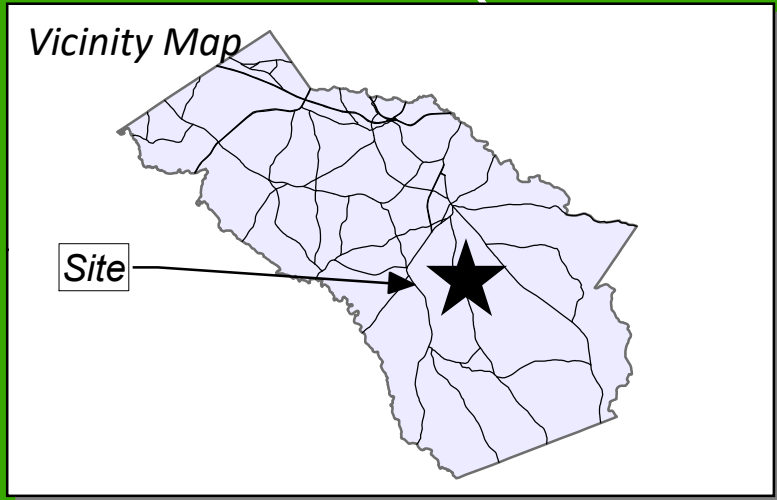
B-08-025G

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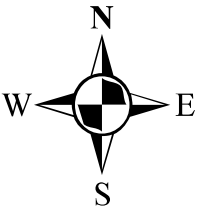
Feet



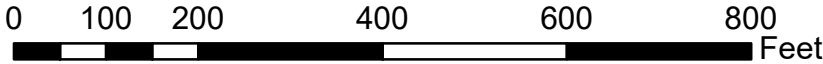


***Agricultural  
Preservation***

**Oconee County  
Planning Department**



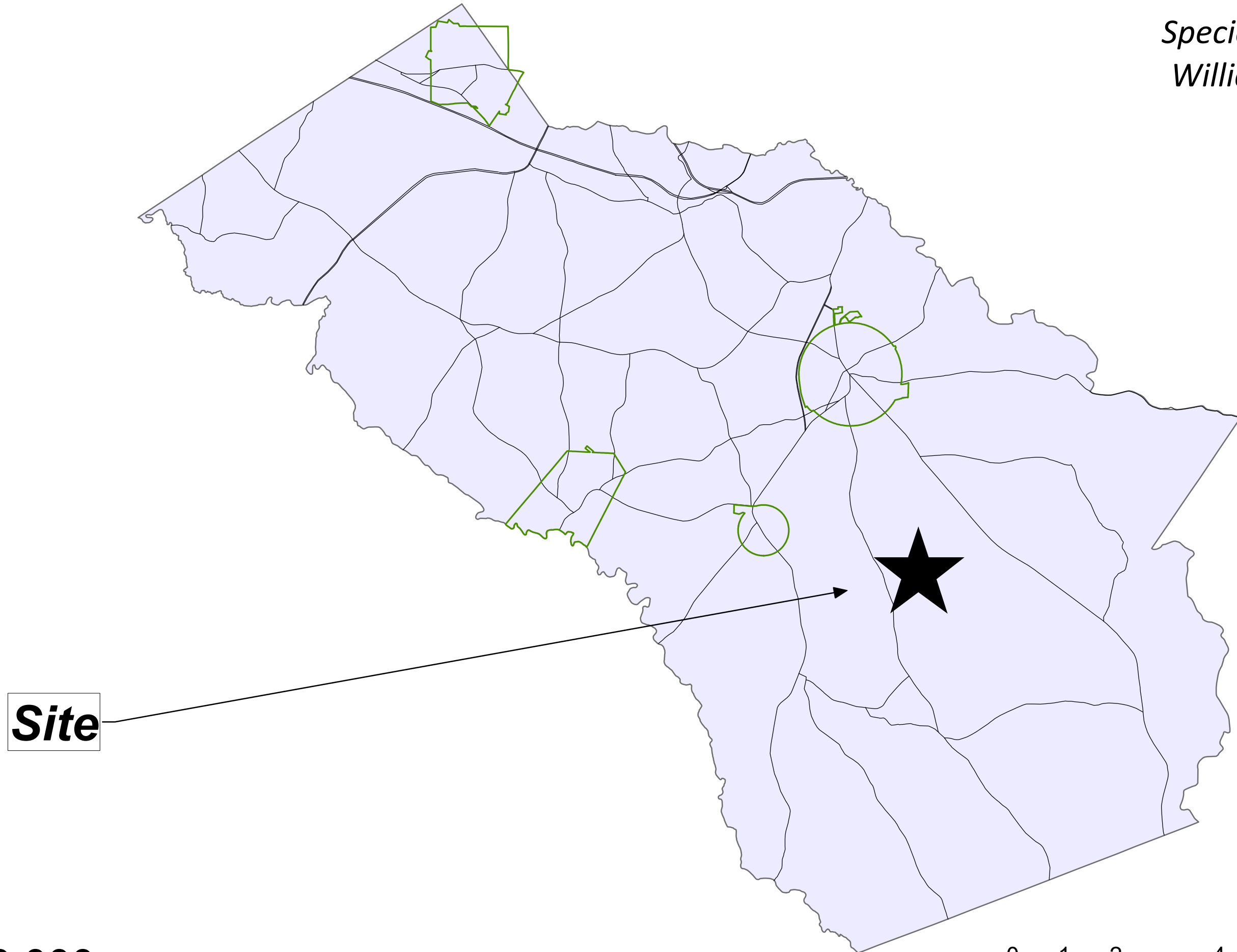
This map is a representation of the future development map  
and should be used for planning purposes only



***Agricultural  
Preservation***

***Agricultural  
Preservation***

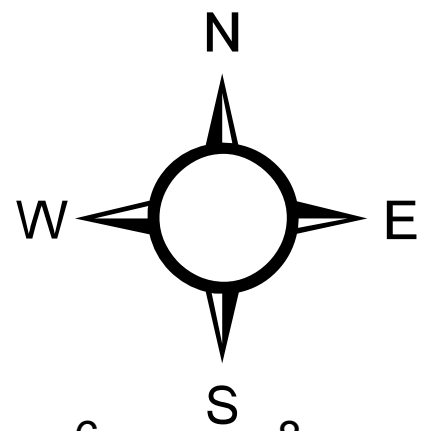
*Location Map -  
Special Use # P25-0150  
William Terrell Mulkey*

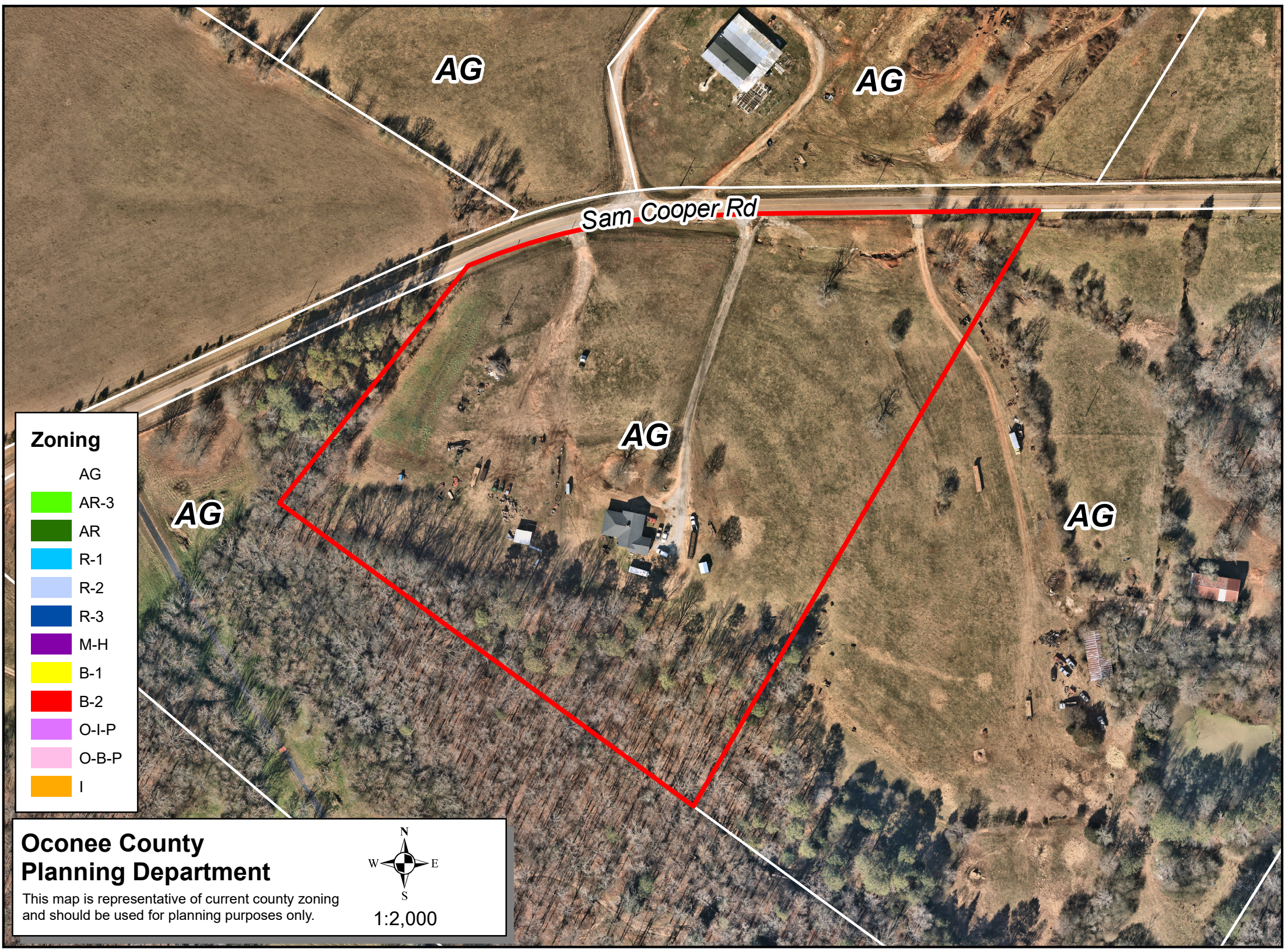


**Site**

1:120,000

0 1 2 4 6 8 Miles





AG

AG

Sam Cooper Rd

AG

AG

AG

### Zoning

AG

AR-3

AR

R-1

R-2

R-3

M-H

B-1

B-2

O-I-P

O-B-P

I

## Oconee County Planning Department

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



1:2,000