

**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 revise the conditions for a previously approved rezone pursuant to an application for rezoning of property owned by Wallace & Lauren Miller initiated on September 14, 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 initiated by Wallace & Lauren Miller on September 14, 2025, requesting to revise the conditions for previously approved rezone #3903 for property located 1040 Bridlegate Dr in, Oconee County, Georgia, (tax parcel no. C-06A-002), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 November 17, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on December 2, 2025.

ADOPTED AND APPROVED, this 2nd of December, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Amrey Harden
Amrey Harden, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Holly Stephenson
Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P25-0200

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CONDITIONS

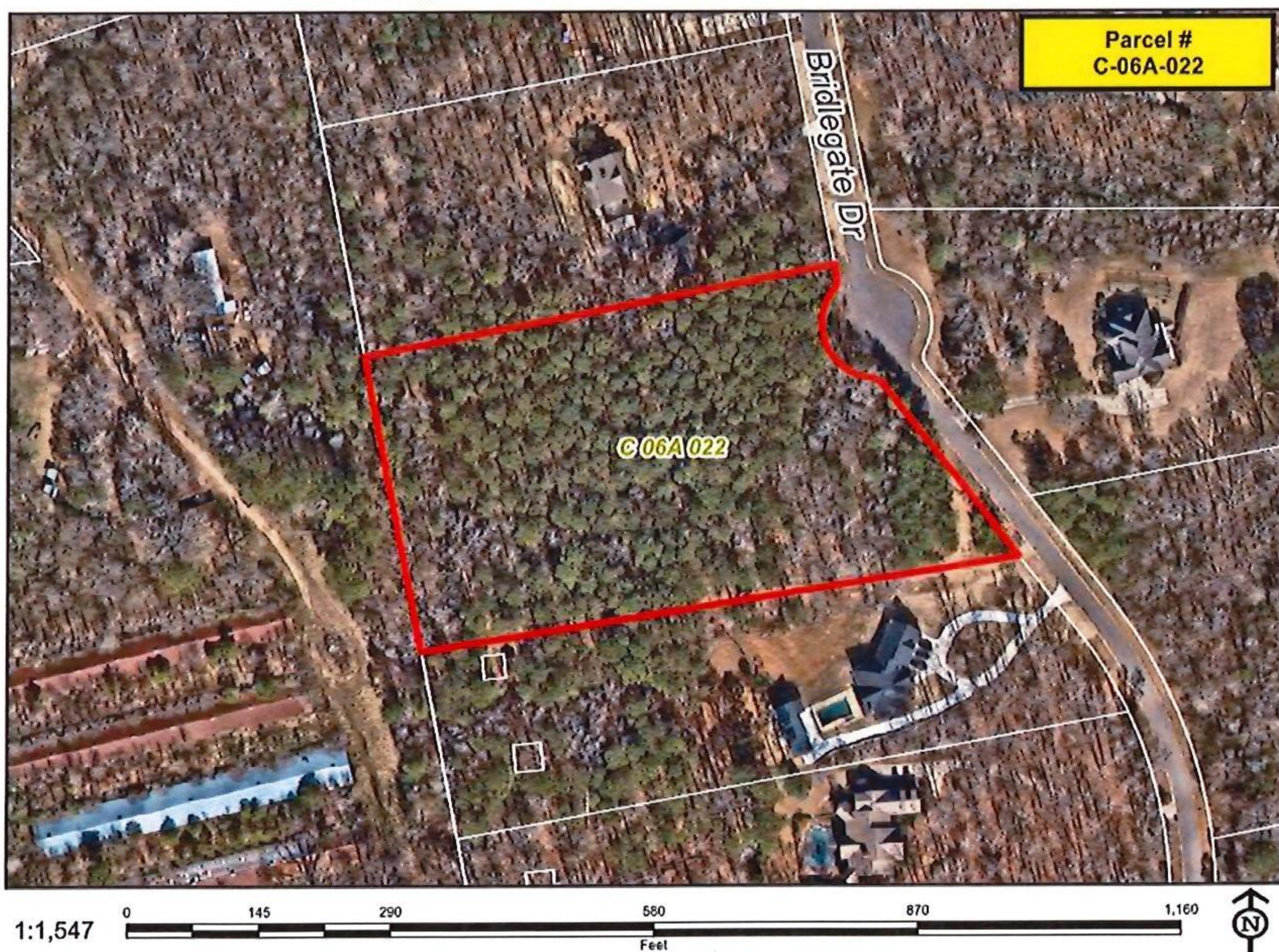
1. Design for site development and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. Condition # 4 of rezoning #3903 is revised as follows: A 75' wide building setback line shall be platted on all exterior boundaries of the subdivision.

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TAX MAP

Rezone #P25-0200 Wallace and Lauren Miller



LEGAL DESCRIPTION

1040 Bridlegate Drive / Parcel # C 06A 022

LEGAL DESCRIPTION

Beginning at a Point of Commencement at the Southern Right-of-way of Astondale Road and the Western Right-of-way of Bridlegate Drive, thence a distance of 920.23 ft with a bearing of S 10°55'52" E to the True Point of Beginning, thence a distance of 14.39 ft with a bearing of S 10°55'52"E to a point, thence along a curve with a radius of 15 ft and a chord length of 12.78 ft along a bearing of S 14°17'3"W to a point, thence along a curve with a radius of 60 ft and a chord length of 100.52 ft along a bearing of S 22°51'48"E to a point, then along a curve with a radius of 15 ft and a chord length of 12.48 ft along a bearing of S 60°39'27"E to a point, thence along a curve with a radius of 275 ft with a chord length of 10.68 ft and a bearing of S 37°11'10"E to a point, thence a distance of 230.97 ft with a bearing of S 38°17'35"E to a point along the western Right-of-Way of Bridlegate Drive, thence a distance of 665.11 ft with a bearing of S 81°24'56" W to a point, thence a distance of 328.83 ft with a bearing of N 10°51'08"W to a point, then a distance of 527.15 ft with a bearing of N 79°25'40"E to the True Point of Beginning.

Also being described as: All that tract or parcel of land lying and being in the 225 G.M.D., Oconee County, Georgia, designated as Lot 22, and being more particularly described and delineated according to a plat and survey entitled Final Plat For Bridlegate, recorded in Plat Book 35, Pages 137-138 in the Office of the Clerk of Superior Court of Oconee County, Georgia, which plat is incorporated herein and made a part hereof by this reference.

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NARRATIVE



1040 Bridlegate Drive, Watkinsville, GA 30677

Narrative

Parcel C 06A 022 is located at 1040 Bridlegate Drive within the Bridlegate Subdivision and is 4.45 acres zoned AR-3. The site is currently undeveloped and contains no existing structures. The proposed development of this site is a residential house for the Miller family having approximately 4,000 S.F. total. The request is for Rezone to change conditions for the reduction of the building setback which currently includes a 400' radius building setback shall be platted from the existing poultry houses located on the adjacent property. This is a change in condition #4 to Case # 3903 based on feedback from Oconee County Planning. Additionally, current Oconee County Code Article 3 – Sec. 302.01. a(1) states a 600 feet distance is required from active poultry houses larger than 10,000 S.F. (Per Sec. 302.01 "Active" shall mean having been in used within the past 12-month period.) While the poultry houses were in operation when this subdivision was platted in 2004, this rezoning application includes documentation from the adjacent property owner that chickens have not been in the poultry houses adjacent to this parcel since 2013.

Adjacent Zoning

The adjacent property to the north is owned by Ronald Edwards, JR. and Deeann Cox and is currently zoned AR-3. The adjacent property to the east is owned by Michael W. Johnson and Elizabeth L. Johnson and is zoned AR-3. The property to the south is owned by Rachel Eve Myers (trustee) zoned AR-3. All 3 of those properties to the north, east and south are parcels within the Bridlegate Subdivision. The adjacent property to the west is zoned AG and was formerly owned by Vernon A. Torrence (deceased May 2014), his daughter is Marie Mitchell. Per current owner Marie Mitchell of the commercial chicken houses at, 2900 Astondale Road, Watkinsville, GA 30677 to the west, states in a signed and notarized letter dated September 10, 2025 that the chicken houses have not been active or used since the year 2013.

Water and Sewer

The water utility for this location is not serviced by Oconee County Water Resources but is instead served by North Georgia Water Systems. Dan Elder, President of North Georgia Water Systems, has confirmed capacity to serve the lot at 1040 Bridlegate Drive. Sewer must be provided by an on-site septic system. A Level III soils report from ABE consulting shows suitable soils on this lot for septic systems including soils within the current rear building setback line for which this application seeks amendment.

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NARRATIVE



Access

The proposed project will connect to existing Bridlegate Drive via proposed residential driveway.

Additional Information

There is an existing platted 75 ft horse trail easement along the rear (west) of this subject parcel and the proposed conditions would maintain the minimum 40 ft AR-3 rear setback in addition to that easement creating a total of 115 ft minimum from any proposed structure to the western boundary. There is also an existing 25 ft well access easement along the southern boundary of this parcel which will be maintained. There are no proposed public improvements, signage, traffic consideration or outdoor lighting as part of this rezone to change conditions as may exist on other rezone narratives.

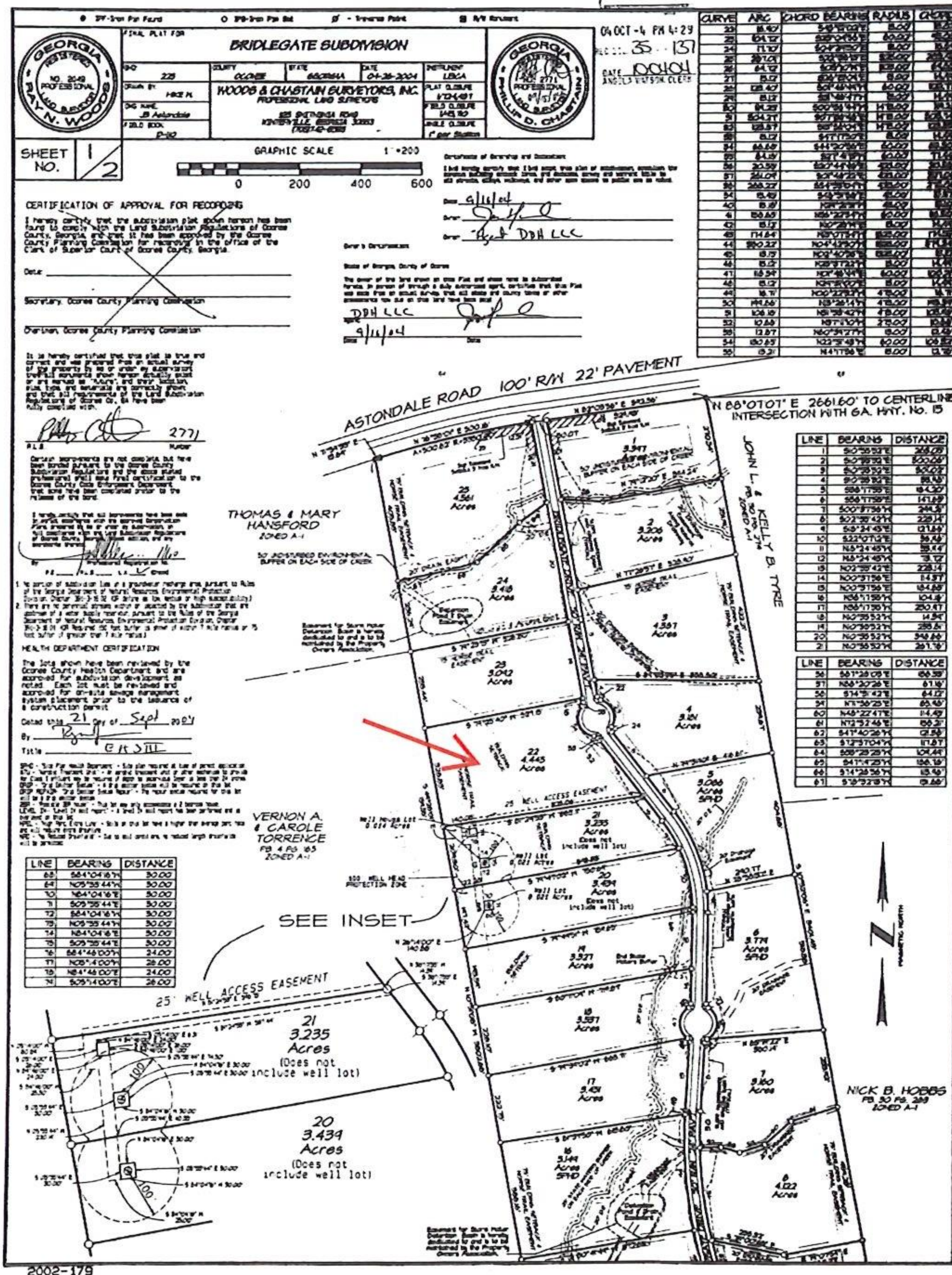
Schedule

The Miller family finalized purchase of this parcel in late August 2025 and would like to begin construction on their new residence as soon as permitting allows so that they can be a part of the Bridlegate Community in southern Oconee County.

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PLAT

FILED
04:29 PM
10/04/2004
OCONEE COUNTY SUPERIOR COURT
ANGELA ELDER-JOHNSON
CLERK
BK 35 PG 137







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

REZONE CASE #: P25-0200

DATE: November 7, 2025

STAFF REPORT BY: David Webb, AICP, Planning Manager

APPLICANT NAME: Mark Campbell (Carter Engineering)

PROPERTY OWNER: Wallace & Lauren Miller

LOCATION: 1040 Bridlegate Dr (Parcel C-06A-022)

PARCEL SIZE: ±4.45 acres

EXISTING ZONING: AR-3 (Agricultural Residential Three Acre District).

EXISTING LAND USE: Vacant property



FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Agricultural Preservation

ACTION REQUESTED: Change the conditions of the previous zoning (case # 3903), zoned AR-3, to modify conditions. The changes requested are:

1. Modify condition #4 to revise/ remove the rear platted buffer that had a radius of 400' from active poultry houses.

STAFF RECOMMENDATION: Staff recommends conditional approval of this request

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: November 7, 2025

BOARD OF COMMISSIONERS: December 2, 2025

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Warranty Deed/ Legal Description
- Documents to verify adjacent property poultry houses are not in use
- Resolution- rezoning #3903

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Rezoning 3903 from AR-2 to AR-3 was approved August 3, 2004.
- The Bridlewood Subdivision plat was approved and recorded October 4, 2004, in plat book 35, page 137.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential	AR-3 (Agricultural Residential Three Acre District)
SOUTH	Residential	AR-3 (Agricultural Residential Three Acre District)
EAST	Residential	AR-3 (Agricultural Residential Three Acre District)
WEST	Agricultural/ Residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant is requesting a change in the conditions of a rezoning and previous Final Plat to modify condition #4 to revise/ remove the rear platted buffer that had a radius of 400' from active poultry houses.
- The original condition #4 stated:
 - *A 75' wide building setback line shall be platted on all exterior boundaries of the subdivision. Additionally, a 400' radius building setback shall be platted from the existing poultry houses located on adjacent property as shown on the concept plan.*
- The 75' wide exterior setback will remain.
- The applicant has submitted documents verifying that the poultry houses that required the 400' buffer are no longer active.

PUBLIC FACILITIES

Water:

- The parcel is served by a private community well system.

Sewer:

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

Roads:

- The parcel has existing access to Bridlegate Drive.

ENVIRONMENTAL

- No 100-year flood plain, jurisdictional wetlands, or state waters are known to exist on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments on October 27, 2025

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with no comments on October 22, 2025.

OCONEE COUNTY FIRE DEVELOPMENT REVIEW

- Reviewed with no comments on October 20, 2025.

OCONEE BOARD OF EDUCATION

- Reviewed with comments on October 21, 2025: We have reviewed the Mark Campbell P25-0200 rezone request, and we have determined that they have little to no immediate impact. We appreciate you continuing to send these items to us to review.

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.**
Nearby lots are predominantly zoned AR-3 and AG. The proposed reduction of the poultry house buffer is appropriate as it is no longer required. Staff is of the opinion that the proposed amendment is suitable in view of the changes to the adjacent property.
- B. Whether the property to be rezoned has a reasonable economic use as currently zoned.**
This criteria does not apply to this change in conditions.
- 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;**
This criteria does not apply to this change in conditions.
 - ii. Environmental impact;**
No environmentally sensitive areas are known to exist on the site.
 - iii. Effect on the existing use, usability and/or value of adjoining property.**
The proposed development is in keeping with surrounding uses and is not anticipated to affect the existing use, usability, and/or value of adjoining property.
- 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.**
This criteria does not apply to this change in conditions.
- E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.**
There is no change in the requested zoning. This criteria does not apply to this change in conditions.
- 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 is a change in the condition of the adjacent property no longer having active poultry houses that allows this change.
- G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.**
There is no change in the requested zoning. This criteria does not apply to this change in conditions, and a comprehensive plan analysis is not needed. The proposed reduction of the poultry house buffer is appropriate as it is no longer required.
- H. The availability of adequate sites for the proposed use in districts that permit such use.**
There is no change in the requested zoning. This criteria does not apply to this change in conditions

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 subject to the following conditions to be fulfilled at the expense of the owner/developer:

1. Design for site development 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. Condition # 4 of rezoning #3903 is revised as follows: A 75' wide building setback line shall be platted on all exterior boundaries of the subdivision.

Rezone #P25-0200 Wallace and Lauren Miller

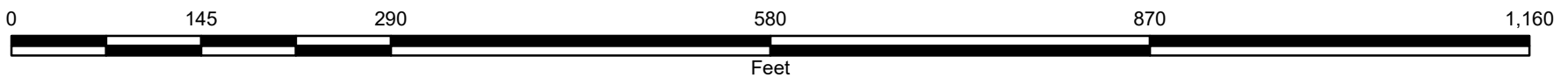
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C-06A-022

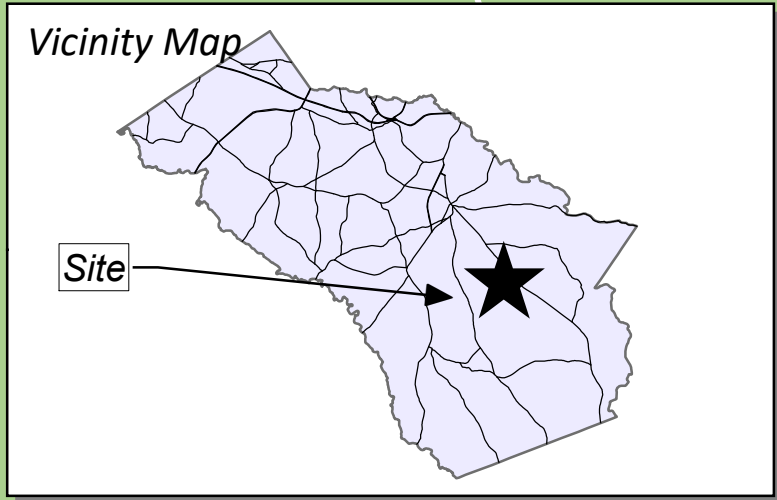
Bridlegate Dr

C 06A 022

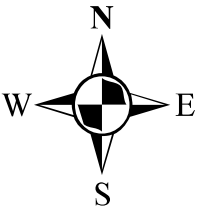


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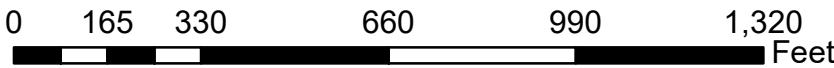




**Oconee County
Planning Department**



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

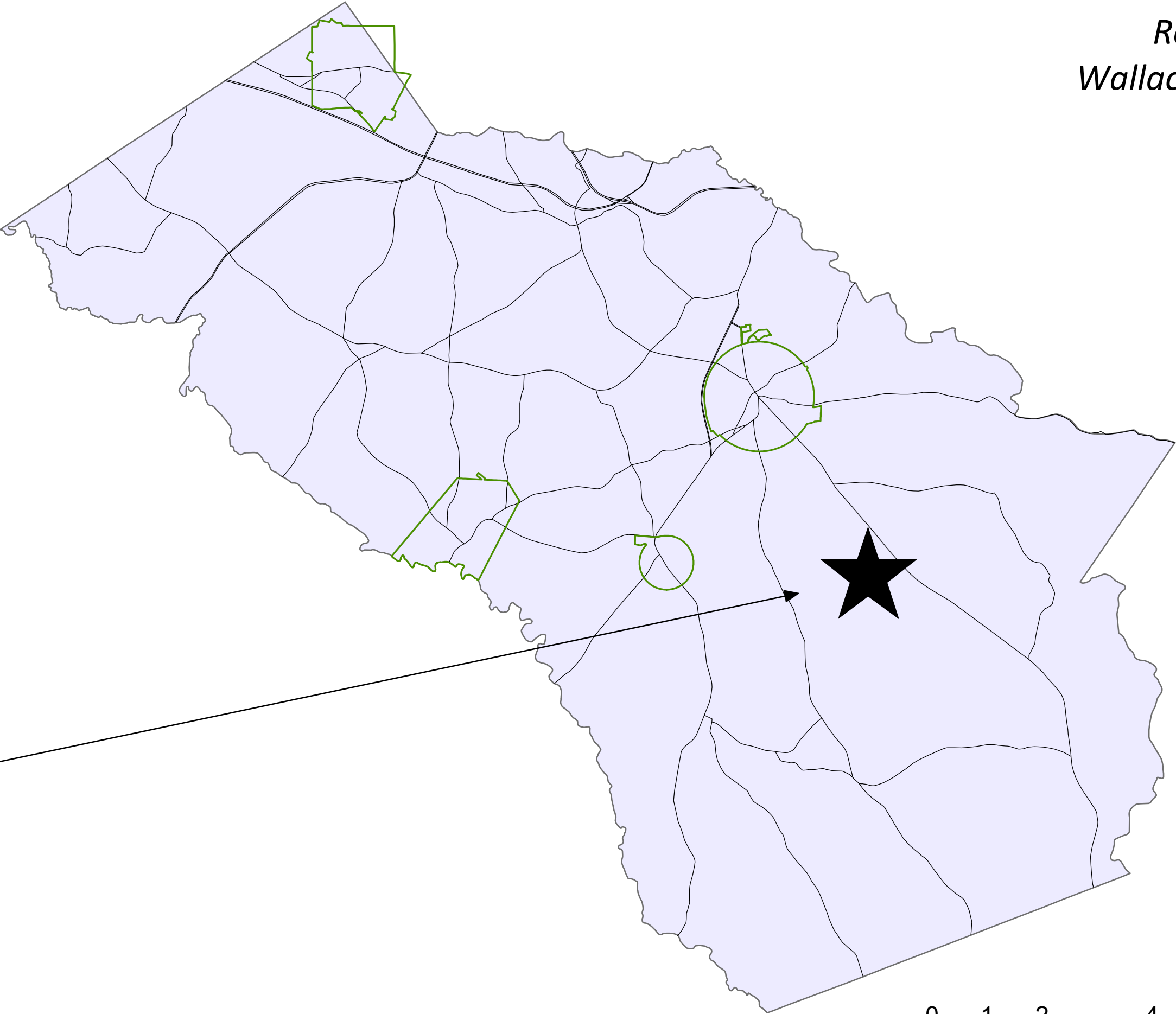


Rural Places

Agricultural Preservation

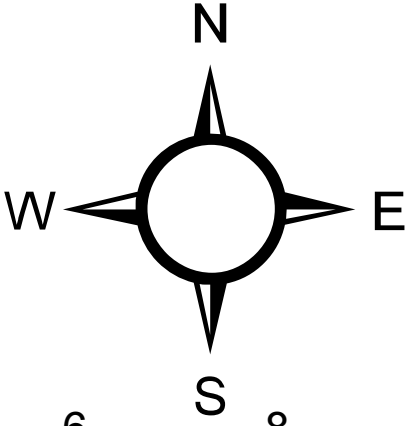
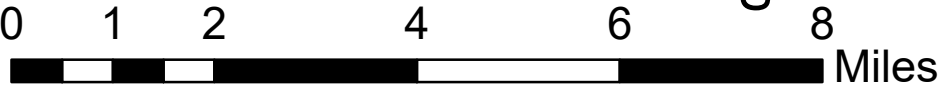
Agricultural Preservation

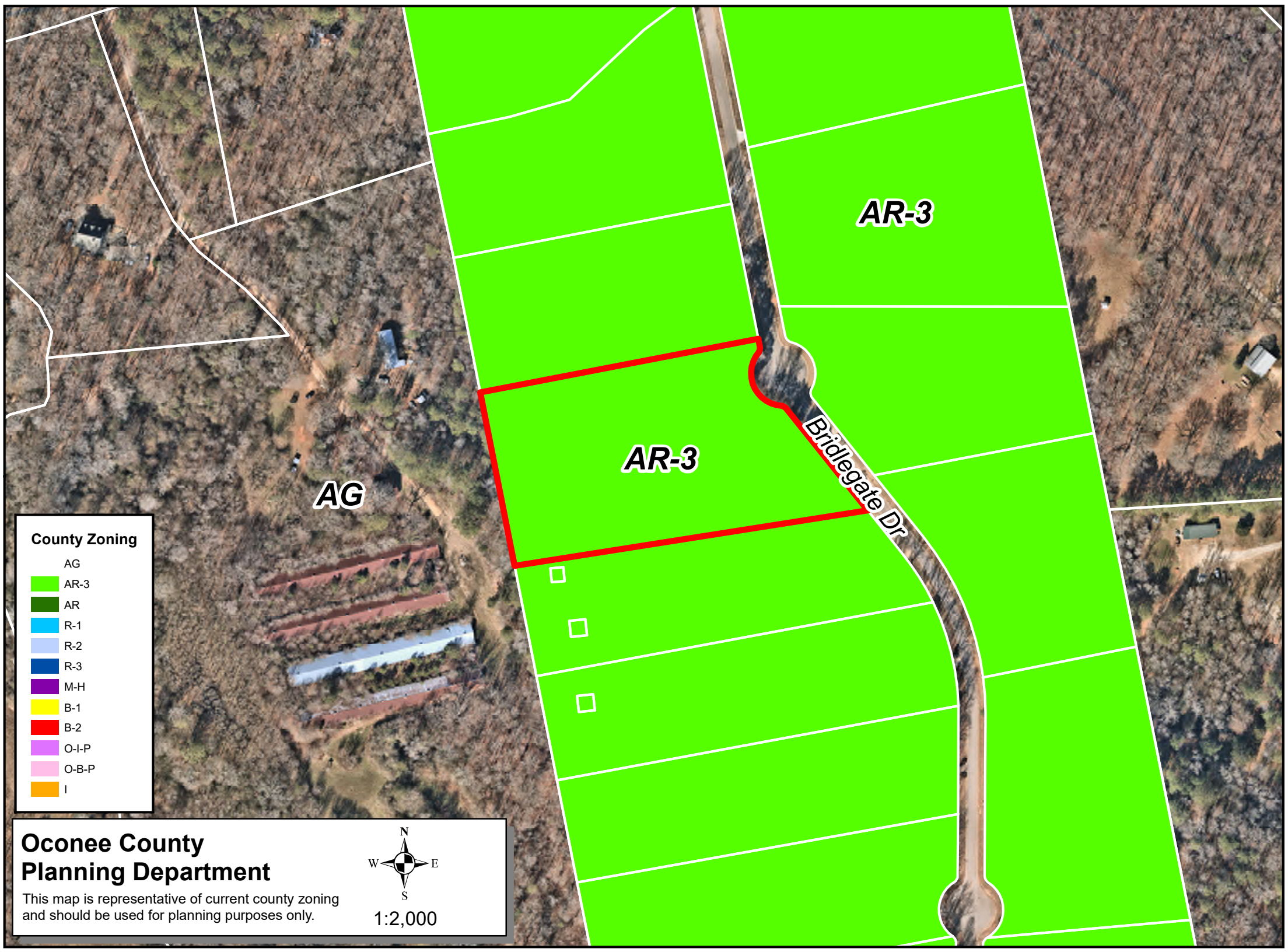
*Location Map -
Rezone # P25-0200
Wallace & Lauren Miller*



Site

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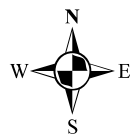


County Zoning

- 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