

# MALCOM BRIDGE ESTATES

PHASE II

OCONEE COUNTY  
PLANNING COMMISSION

DECEMBER 08, 2025



**CARTER**  
ENGINEERING

MALCOM BRIDGE ESTATES  
(PHASE I)

242.27 Acres  
119 Lots  
1.5+ Acre Lots

50' x 50'





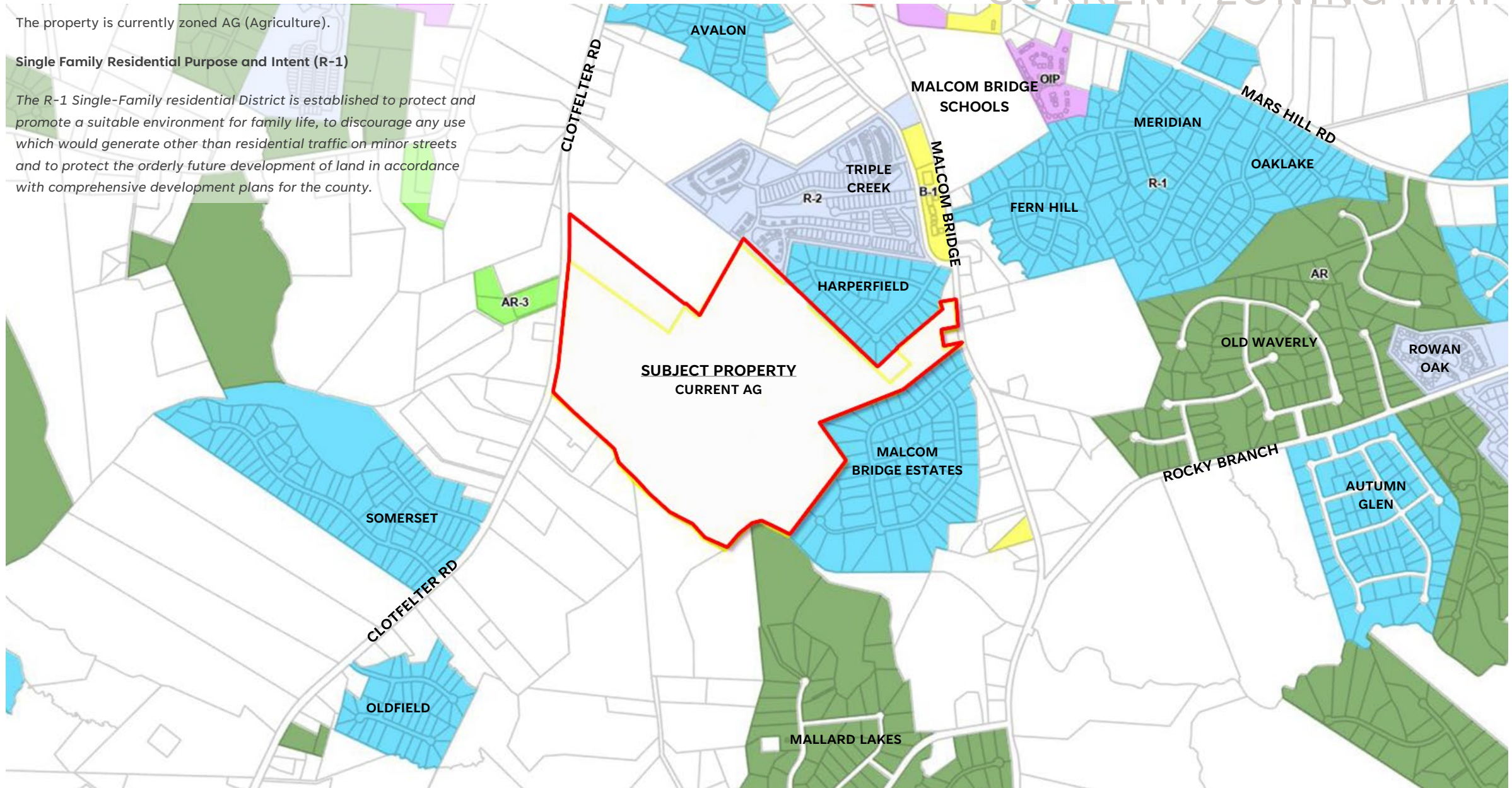




The property is currently zoned AG (Agriculture).

**Single Family Residential Purpose and Intent (R-1)**

*The R-1 Single-Family residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county.*





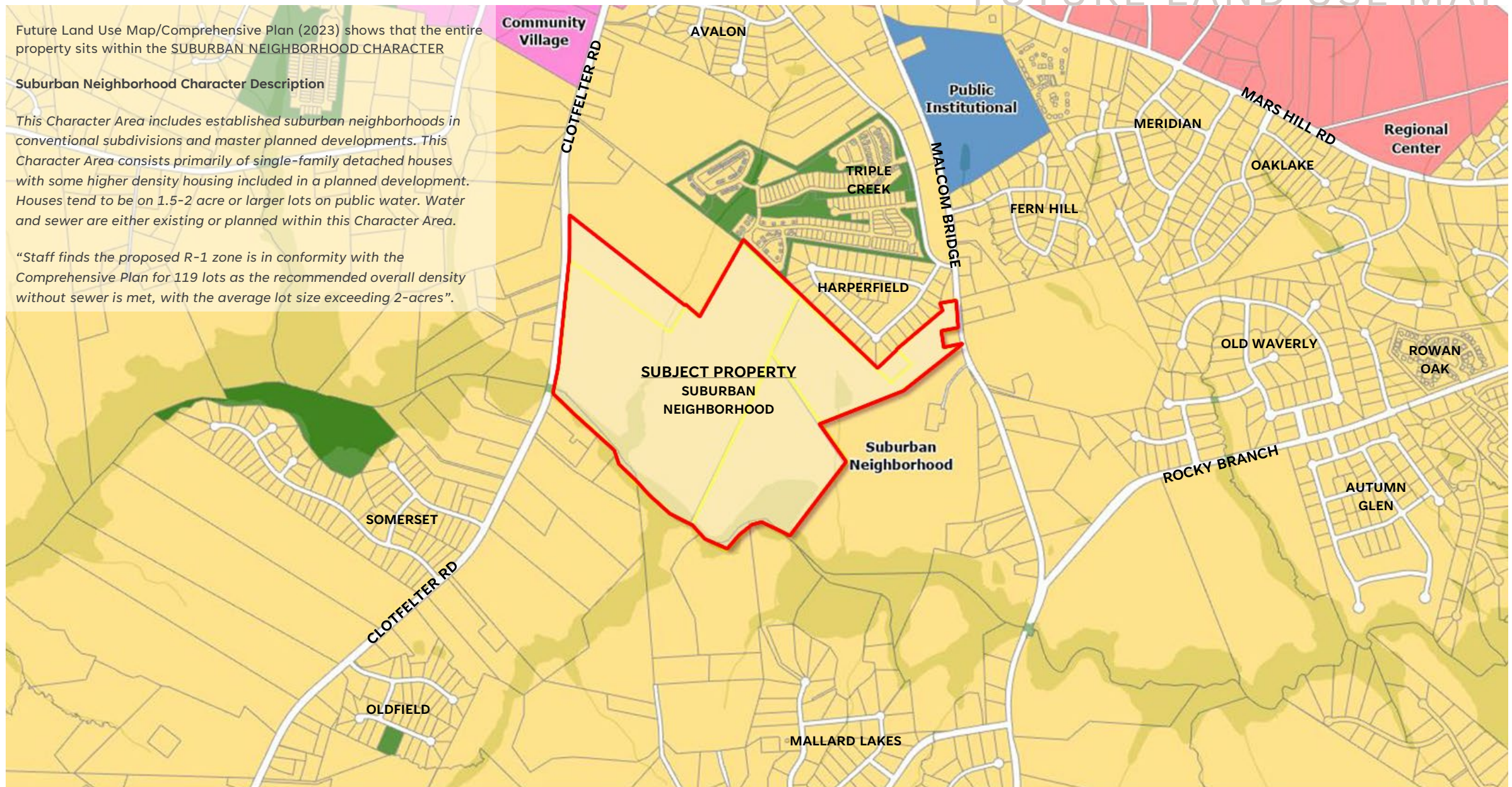


Future Land Use Map/Comprehensive Plan (2023) shows that the entire property sits within the SUBURBAN NEIGHBORHOOD CHARACTER

**Suburban Neighborhood Character Description**

*This Character Area includes established suburban neighborhoods in conventional subdivisions and master planned developments. This Character Area consists primarily of single-family detached houses with some higher density housing included in a planned development. Houses tend to be on 1.5-2 acre or larger lots on public water. Water and sewer are either existing or planned within this Character Area.*

*“Staff finds the proposed R-1 zone is in conformity with the Comprehensive Plan for 119 lots as the recommended overall density without sewer is met, with the average lot size exceeding 2-acres”.*







- A** Amenity Area
- B** Existing Wetlands
- C** Existing Pond
- D** Stormwater Pond
- E** Connection to Malcom Bridge Estates (Phase I)
- F** Entrance Along Clotfelter Road (with Deceleration Lane)
- G** Street Tree (Typical - Required every 40' along ROW)
- H** Private Access Drive

Total Tract  
Single Family

242.27 Acres  
119 Lots  
1.5+ Acre Lots

Typical Building Dimension  
Min. Area Outside Floodplain  
Min. Buildable Area  
Streets / ROW

50' x 50'  
51,000 SF or More  
24,892 SF or More  
20.59 Acres

2	65363	1.500528	65363	46131	18	66614	1.529247	65363	48376	36	80246	1.842195	80246	58208	54	68529	1.573209	68529	37424	72	93085	2.136938	64945	53603
3	65703	1.508333	65703	45699	19	69522	1.596006	66614	48617	37	75886	1.742103	75886	55110	55	65698	1.508219	65698	32732	73	84050	1.929522	53015	41830
4	68763	1.578581	62849	47807	20	117636	2.700551	69522	51682	38	75829	1.740794	75829	53582	56	65588	1.505693	65588	39874	74	84449	1.938682	55035	34365
5	87773	2.014991	57880	48427	21	65474	1.503076	117636	51620	39	69237	1.589463	69237	46875	57	70950	1.628788	70950	49179	75	84449	1.938682	56815	36410
6	66292	1.521855	65590	48105	22	65860	1.511938	65474	39181	40	81859	1.879224	81859	55676	58	66099	1.517424	66099	46894	76	115306	2.466924	66556	45101
7	191405	4.394054	67358	57115	23	65736	1.509091	65860	46100	41	73371	1.684366	73371	46837	59	68174	1.565500	68174	48657	77	153806	3.330900	106239	86424
8	152743	3.504947	54848	46653	24	65771	1.509994	65736	46219	42	69712	1.600367	69712	49220	60	70201	1.611593	70201	50419	78	160645	3.687902	72674	57503
9	75381	1.730510	62138	47252	25	65520	1.504132	65771	46562	43	66158	1.518779	66158	48119	61	95522	2.284711	95522	65128	79	104097	2.389738	56584	46772
10	76588	1.764417	51663	41310	26	70776	1.624793	65520	45921	44	82118	1.885170	82118	61622	62	70877	1.627112	70877	48988	80	73604	1.689715	51506	32923
11	60667	1.516690	60020	43224	27	93523	2.146993	70776	49944	45	87205	2.001951	87205	65648	63	66911	1.538605	66911	44247	81	65781	1.510124	61693	35163
12	66155	1.518710	63943	39387	28	73829	1.649881	93523	53864	46	73284	1.682369	73284	54359	64	100413	2.305165	100413	51545	82	63385	1.501003	65385	49328
13	72439	1.662971	72439	52527	29	65503	1.505529	73829	48217	47	90855	2.200628	90855	73264	65	147075	3.394743	16286	80717	83	66082	1.517034	66082	46684
14	72232	1.656419	72232	53127	30	65583	1.505579	65583	35699	48	88196	2.020447	88196	67130	66	68117	1.517837	59400	42253	84	68885	1.581382	68885	47992
15	71411	1.493731	71411	51597	31	65736	1.509091	65736	34947	49	99476	2.263701	99476	76880	67	75201	1.726377	75201	52057	85	64131	1.518159	64131	47259
16	73990	1.608577	73990	53764	32	67560	1.541781	66010	39062	50	106840	2.452709	106840	83245	68	254276	5.837374	103483	58141	86	67839	1.557349	67839	47639
					33	69145	1.587251	69145	44346	51	72300	1.681818	40755	40980	69	232360	5.264913	64317	45994	87	67529	1.551400	67529	45512
					34	70166	1.610790	70166	48284	52	94943	2.179591	51573	30502	70	111449	2.558517	61273	51513	88	67781	1.556038	67781	47885

36	80246	1.842195	80246	58208	54	68529	1.573209	68529	37424	72	93085	2.136938	64945	53603
37	75886	1.742103	75886	55110	55	65698	1.508219	65698	32732	73	84050	1.929522	53015	41830
38	75829	1.740794	75829	53582	56	65588	1.505693	65588	39874	74	84449	1.938682	55035	34365
39	69237	1.589463	69237	46875	57	70950	1.628788	70950	49179	75	84449	1.938682	56815	36410
40	81859	1.879224	81859	55676	58	66099	1.517424	66099	46894	76	115306	2.466924	66556	45101
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44	82118	1.885170	82118	61622	62	70877	1.627112	70877	48988	80	73604	1.689715	51506	32923
45	87205	2.001951	87205	65648	63	66911	1.538605	66911	44247	81	65781	1.510124	61693	35163
46	73284	1.682369	73284	54359	64	100413	2.305165	100413	51545	82	63385	1.501003	65385	49328
47	90855	2.200628	90855	73264	65	147075	3.394743	16286	80717	83	66082	1.517034	66082	46684
48	88196	2.020447	88196	67130	66	68117	1.517837	59400	42253	84	68885	1.581382	68885	47992
49	99476	2.263701	99476	76880	67	75201	1.726377	75201	52057	85	64131	1.518159	64131	47259
50	106840	2.452709	106840	83245	68	254276	5.837374	103483	58141	86	67839	1.557349	67839	47639
51	72300	1.681818	40755	40980	69	232360	5.264913	64317	45994	87	67529	1.551400	67529	45512
52	94943	2.179591	51573	30502	70	111449	2.558517	61273	51513	88	67781	1.556038	67781	47885



# THANK YOU

MBE PHASE II

## LET US KNOW IF YOU HAVE ANY QUESTIONS



# CARTER ENGINEERING

- 1 Vacant Area
- 2 Existing Wetlands
- 3 Existing Road
- 4 Stormwater Pond
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- 6 Entrance Along Clotfelter Road (with Deceleration Lane)
- 7 Street Tree (Typical - Required every 40' along R/W)
- 8 Private Access Drive

Total Tract  
Single Family  
36.27 Acres  
119 Lots  
1.34-Acre Lots

Typical Building Dimensions  
Min. Area Outside Floodplain  
Min. Buildable Area  
Streets / R/W  
50' x 50'  
51,000 SF at Min.  
24,000 SF at Max.  
30.54 Acres

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(PHASE I)