

# MALCOM BRIDGE ESTATES

PHASE II

OCONEE COUNTY  
PLANNING COMMISSION

DECEMBER 08, 2025



**CARTER**  
ENGINEERING

242.7 Acres  
119 Lots  
1.5+ Acre Lots

50' x 50'



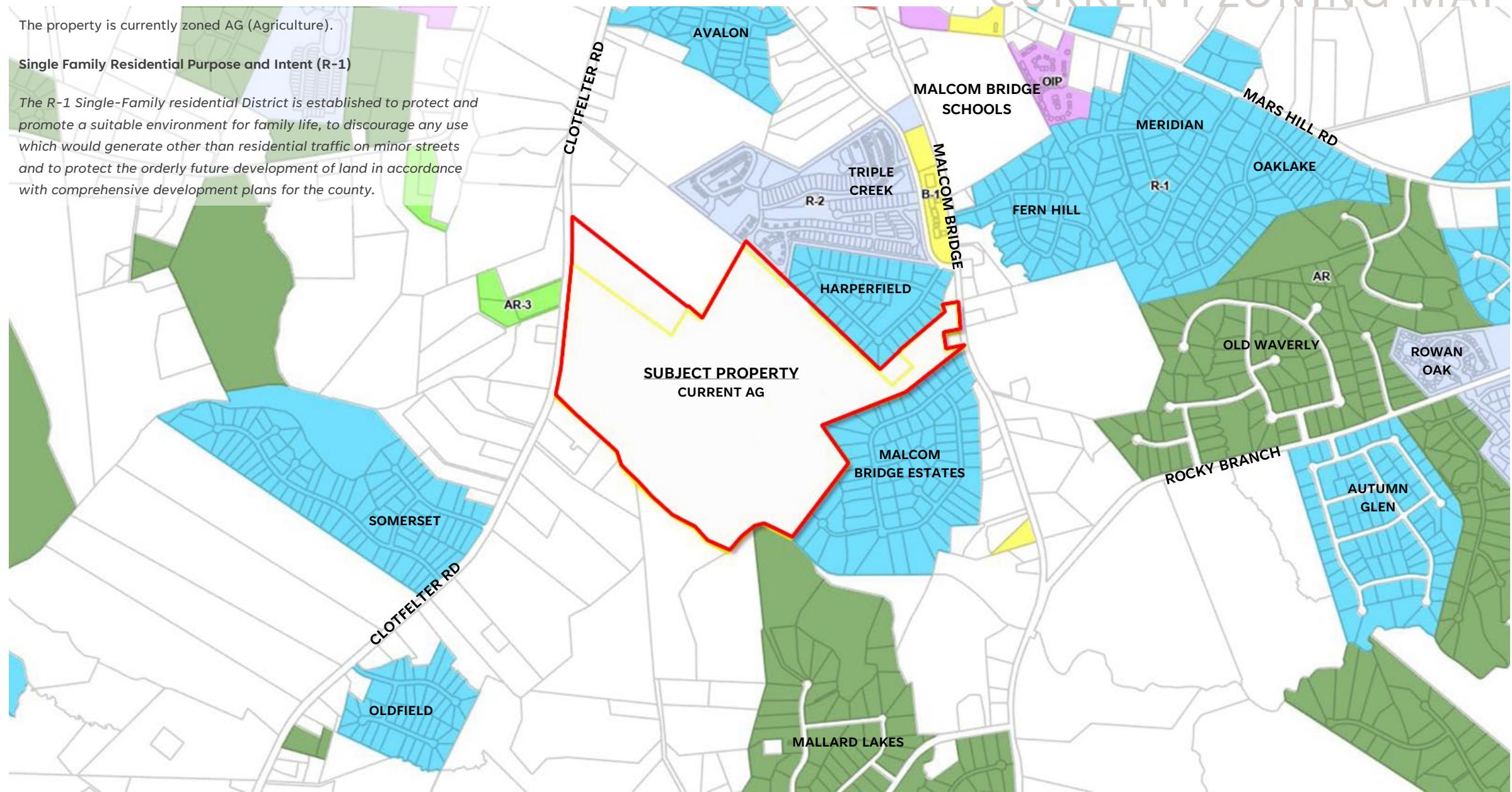


## MALCOM BRIDGE ESTATES – PHASE II

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.

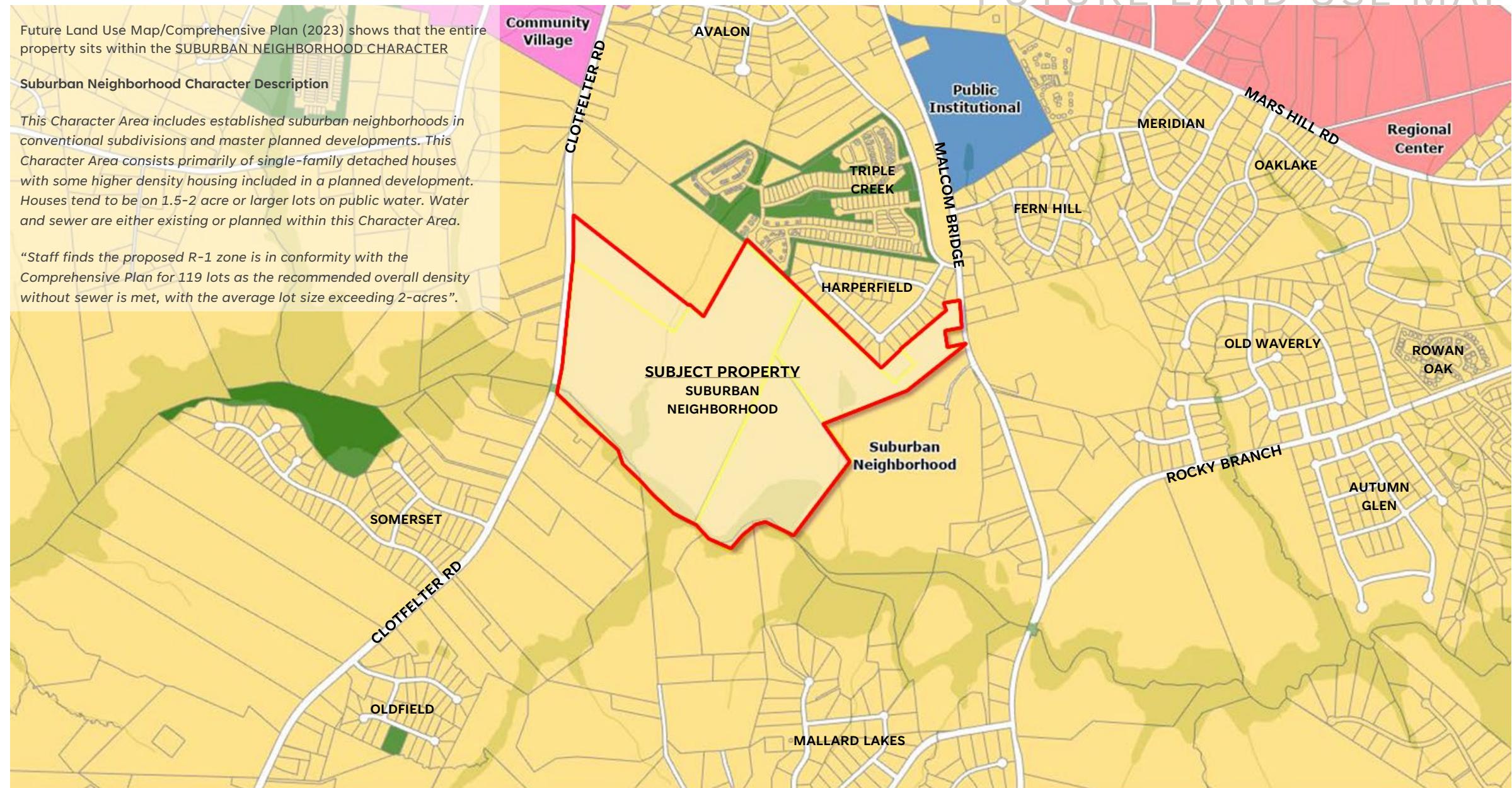


Future Land Use Map/Comprehensive Plan (2023) shows that the entire property sits within the **SUBURBAN NEIGHBORHOOD CHARACTER**

## 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".

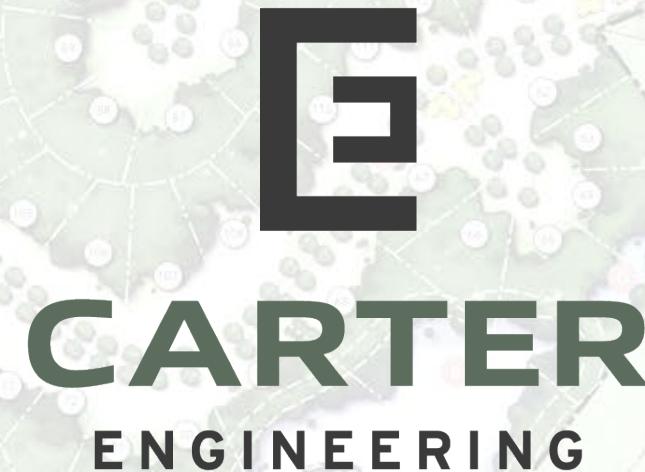






THANK YOU  
MBE PHASE II

LET US KNOW IF YOU HAVE ANY QUESTIONS



- Acres/lot Area
- Existing Wetlands
- Existing Roads
- Stormwater Flow:
- Connections to Malcom Bridge Estates (Phase II)
- Entrances Along Clapham Road (with Deceleration Lanes)
- Street Tree (Typical - Required every 40' along RW)
- Private Alleys/Driveways

Total Lots:  
Single Family

65.77 Acres  
119 Lots  
1.34 Acre Lots

Typical Building Footprint:  
Min. Area (Cut & Fill Required):  
Min. Building Area:  
Shoebox (40'W)

50' x 50'  
51,000 SF or More  
24,000 SF or More  
0.50 Acres