

**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 rezone from zoning classification AG (Agricultural District) to zoning classification AR (Agricultural Residential District) pursuant to an application for rezoning of property owned by Kirk McClellan & Joseph Hale, III submitted on November 17, 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 submitted by Pittman & Greer Engineering on November 17, 2025, requesting a rezone of a ±5.00-acre tract of land located at 2251 Clotfelter Road in, Oconee County, Georgia, (tax parcel no. B-02-074BA), 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 January 20, 2026, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on February 3, 2026.

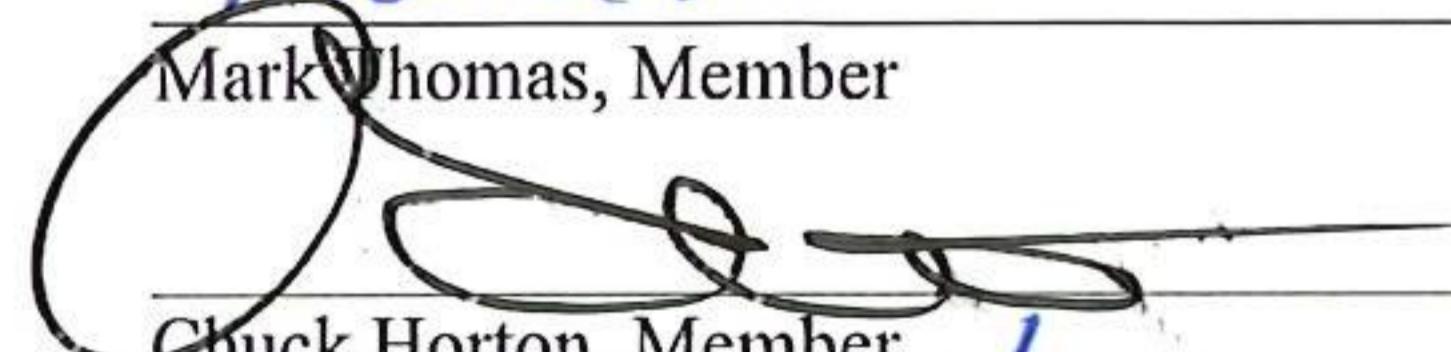
ADOPTED AND APPROVED, this 3rd of February, 2026.

OCONEE COUNTY BOARD OF COMMISSIONERS

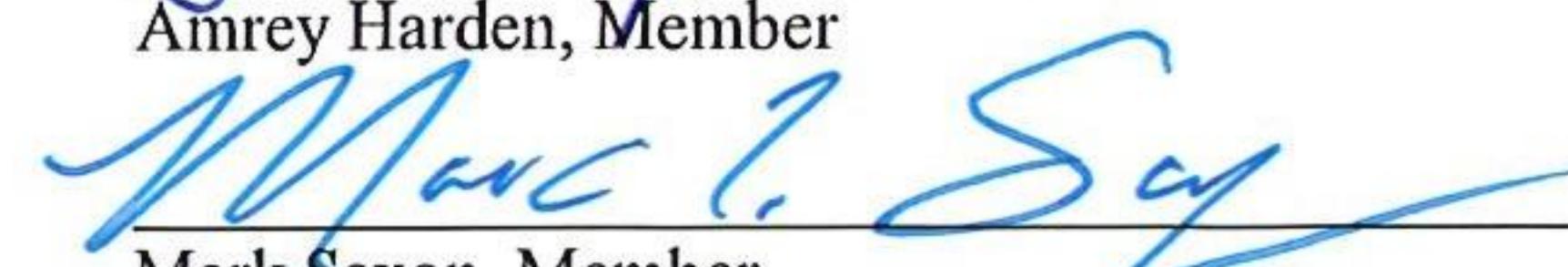
BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Amrey Harden, Member


Mark Saxon, Member

ATTEST:

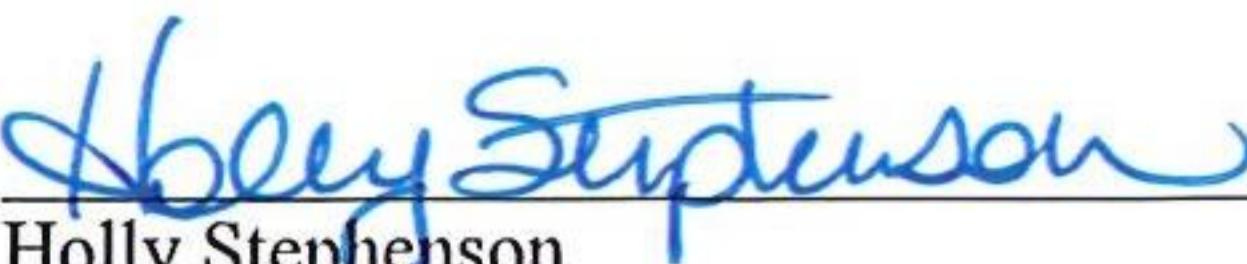

Holly Stephenson
Clerk, Board of Commissioners

EXHIBIT "A" TO REZONE NO P25-0272

Page 1 of 12

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 at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County's review of Owner's development plans pursuant to the County's ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

EXHIBIT "A" TO REZONE NO P25-0272
Page 2 of 12

TAX MAP

Rezone # P25-0272 - William Kirk McClellan and Joseph Merrell Hale, III

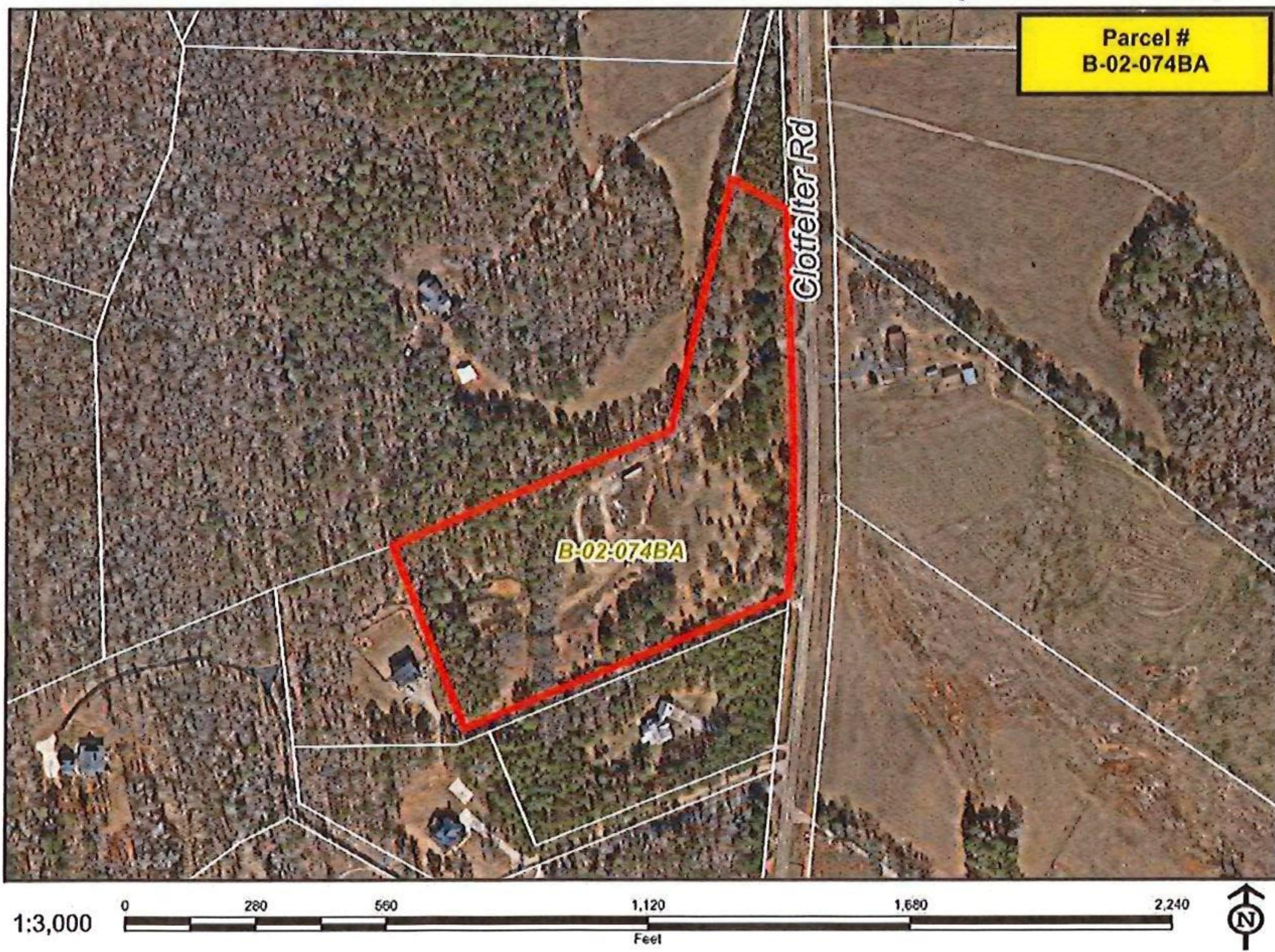


EXHIBIT "A" TO REZONE NO P25-0272
Page 3 of 12

LEGAL DESCRIPTION



TRACT 1 LEGAL DESCRIPTION

Portion of that tract, or parcel of land, together with all improvements thereon, containing 5.00 acres, more or less, lying and being in the 240th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the westerly side of Clotfelter Road located in Georgia State Plane Coordinate System (Western Zone) at Northing 1421632.60 and Easting 2491990.81; THENCE continuing along the westerly right-of-way of Clotfelter Road North 04 degrees 31 minutes 42 seconds East 24.25 feet to a point, THENCE along a curve turning to the left having a radius of 3,823.54 feet, an arc length of 75.75 feet and being subtended by a chord having a bearing of North 03 degrees 23 minutes 11 seconds East for a distance of 75.75 feet to an iron pin set being the TRUE POINT OF BEGINNING, THENCE South 85 degrees 25 minutes 32 seconds West 443.09 feet to an iron pin set, THENCE North 21 degrees 05 minutes 18 seconds West 197.53 feet to an iron pin set, THENCE North 68 degrees 05 minutes 39 seconds West 109.12 feet to an iron pin found, THENCE North 67 degrees 57 minutes 46 seconds West 166.57 feet to an iron pin found, THENCE North 13 degrees 29 minutes 51 seconds West 549.08 feet to an iron pin found, THENCE South 61 degrees 15 minutes 19 seconds West 134.95 feet to an iron pin found, THENCE South 01 degrees 51 minutes 17 seconds West 409.61 feet to a bent 1/2" rebar, THENCE along a curve turning to the left having a radius of 3,823.54 feet, an arc length of 311.88 feet and being subtended by a chord having a bearing of South 00 degrees 28 minutes 55 seconds West for a distance of 311.79 feet to an iron pin set BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as Tract 1 on a 2251 Clotfelter Road Subdivision Composite Plat by Pittman & Greer Engineering, P.C. dated November 14, 2025.

EXHIBIT "A" TO REZONE NO P25-0272
Page 4 of 12

NARRATIVE

2251 CLOTFELTER ROAD ADMINISTRATIVE SUBDIVISION

REZONE SUBMITTED 11/17/2025 revised 12/22/2025

GENERAL DATA

Property Address: 2251 Clotfelter Road (portion of)
Parcel: B 02 074BA (portion of)
Owner: William Kirk McClellan & Joseph Merrell Hale, III
Existing Zoning: AG
Proposed Zoning: AR
Existing Use: undeveloped
Proposed Use: Single-Family Residential
Property Area: 5.00 acres

ADJACENT LAND USES AND ZONING

North – AG residential
West – AG and AR3 residential
South – AR3 residential
East – Clotfelter Road and AG across road

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property to be zoned is a 5.00 acre portion of parcel B 02 074BA and is currently zoned AG and undeveloped. The property owners are William Kirk McClellan and Joseph Merrell Hale, III. The owners of the property are seeking to rezone a portion of the property from AG to AR to create 2 lots along Clotfelter Road. The remaining 5.00 acres of the tract will remain AG.

SITE DESCRIPTION

The property is located on the west side of Clotfelter Road near the northern end of Clotfelter. The Character Area for the property and its surrounding properties is identified as 'Suburban Neighborhood' according to the Oconee Future Development Map.

The property is wooded and undeveloped. Slopes onsite range from 2 to 15%. The site drains primarily to the west into an existing swale.

PROPOSED USE

The proposed use of the property is a single family residential administrative subdivision with up to 2 lots that could range from a minimum of 2.0 acres and up. Homes will range in size from approximately 2,000 sf. to 4,000 sf with a minimum of 2,000 sf. The proposed architectural design themes could consist of craftsman style or more modern, depending on desires and will feature pitched shingled or metal roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be brick, stone, or cementitious plank siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the

EXHIBIT "A" TO REZONE NO P25-0272
Page 5 of 12

NARRATIVE

potential structures. The final structures will be built to meet the Oconee UDC requirements for materials, etc.

ACCESS

Access will be via individual driveways from Clotfelter Road. A shared private drive from Clotfelter Road could (but not required to) access both lots.

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 11th Edition (ITE Manual), the proposed development does not generate the 500 trips per day that is required to trigger a Traffic Impact Analysis. Trip Generation Data is as follows:

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	2	19	2	2

WATER SUPPLY

Water will be provided by Oconee County Water Resources. There is an existing watermain in the right-of-way of Clotfelter Road along the frontage of this property.

SEWAGE DISPOSAL

Conventional septic tanks and drain-fields are proposed for the individual lots. A soil survey map has been prepared by an approved soil scientist to ensure that the system will be constructed in an area with appropriate soils per county health department and state regulations.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

Electricity and data will be provided by power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

Stormwater Management will not be required as part of an administrative subdivision.

IMPACT TO SCHOOL SYSTEM

It is anticipated that there will be minimum impact to the school system from this development due to the limited number of lots proposed.

PROJECT SCHEDULE

Once zoning is approved in approximately February 2026 lots would be platted and homes could be started as early as 2026.

EXHIBIT "A" TO REZONE NO P25-0272
Page 6 of 12

NARRATIVE

BUFFERS

There are no required buffers on the development.

SIGNAGE

There is not anticipated to be any signage associated with this project.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$1.8-3.0 Million.

REPRESENTATIVE ARCHITECTURE

EXHIBIT "A" TO REZONE NO P25-0272
Page 7 of 12

NARRATIVE



EXHIBIT "A" TO REZONE NO P25-0272
Page 8 of 12

NARRATIVE



EXHIBIT "A" TO REZONE NO P25-0272
Page 9 of 12

NARRATIVE



EXHIBIT "A" TO REZONE NO P25-0272
Page 10 of 12

NARRATIVE



EXHIBIT "A" TO REZONE NO P25-0272

PLAT



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

REZONE CASE #: P25-0272

DATE: January 9, 2026

STAFF REPORT BY: David Webb, AICP, Planning Manager

APPLICANT NAMES: Pittman and Greer Engineering

PROPERTY OWNER(S): Kirk McClellan & Joseph Hale, III

LOCATION: 2251 Clotfelter Road,
Parcel: B-02-074BA

PARCEL SIZE(s): ±5.00 acres

EXISTING ZONING: AG (Agricultural)

EXISTING LAND USES: Agricultural, Residential and Vacant (wooded)

2023 FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION: Suburban Neighborhood

ACTION REQUESTED: Rezone ±5.00 acres from AG (Agricultural) to AR (Agricultural-Residential)

STAFF RECOMMENDATION: Staff recommends conditional approval of this request.

DATE OF SCHEDULED HEARINGS

PLANNING COMMISSION: January 20, 2026

BOARD OF COMMISSIONERS: February 3, 2026

ATTACHMENTS:

- Application
- Narrative
- Zoning Impact Analysis
- Plat of Survey
- Concept Plan
- Architectural Renderings



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- Parcel B-02-074BA was created by a minor plat recorded November 19, 2025, in Plat Book 2025, Page 129
- The parcel was zoned Agricultural with the original adoption in 1968.

SURROUNDING LAND USE AND ZONING

	EXISTING LAND USES	EXISTING ZONING
NORTH	Residential	AG (Agricultural District)
SOUTH	Residential	AG (Agricultural District)
EAST	Agricultural and Residential (Future Malcomb Bridge Estates Phase II)	AG (Agricultural District) and R-1 (Single Family Residential)
WEST	Agricultural and Residential	AG (Agricultural District)

PROPOSED DEVELOPMENT

- The applicant is proposing two residential lots that have frontage on Clotfelter Road.

PROPOSED TRAFFIC PROJECTIONS

- The narrative indicates a preliminary traffic analysis, using the Institute of Transportation Engineers (ITE) Trip Generation Manual, has calculated 2 (ADT) average daily trips for this development.

PUBLIC FACILITIES

Water:

- The applicant proposes public water supplied by Oconee County Water Resources.

Sewer:

- The applicant proposes individual on-site septic systems.

Roads:

- The applicant proposes for the two lots to access Clotfelter Road.

Environmental:

- The Concept Plan indicates there are no State Waters, 100-year flood plain areas or wetlands on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

OCONEE COUNTY PUBLIC WORKS DEPARTMENT

- Reviewed with no comments on January 5, 2026.

OCONEE COUNTY WATER RESOURCES DEPARTMENT

- Reviewed with the following comments on July 17, 2025:
- Regarding potable water, potable water is available for domestic and irrigation purposes. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.
- Regarding wastewater treatment capacity, connection to the wastewater collection system **is not available** for the above referenced location.
- this Water and Sewer Availability Letter expires 1 year from the date of issuance.
- All costs associated with this project for connecting to the existing water distribution system or sewer collection system is the responsibility of the Developer / Owner. Costs may include the following:

- Additional fire hydrants as requested by Fire Department
- Relocation of buried infrastructure to avoid road widening (ingress / egress lanes)
- Offsite gravity sewer extensions
- Private screening facilities to prevent future sewer blockage
- Upgrades of transmission facilities such as pumping stations
- Contributions to operation and maintenance costs such as odor control facilities,
- Other improvements as identified in the current Water and Sewer Improvement Plan.
- Payment of fees associated with a new connection must be received in compliance with the Water and Wastewater Systems Ordinance, as revised.

OCONEE COUNTY FIRE REVIEW

- Reviewed with no comments on December 29, 2025.

OCONEE BOARD OF EDUCATION

- Comments received December 29, 2025:

We have reviewed the Pittman and Greet P25-0272 rezone request. This will impact our North Oconee High School Attendance Zone by 3 students. Specifically, this proposal will affect Rocky Branch Elementary School, Dove Creek Middle School, and North Oconee High School. We appreciate you continuing to send these items to us to review.

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.

The proposed AR zoning is consistent with the low density residential uses in the area.

B. Whether the property to be rezoned has a reasonable economic use as currently zoned.

The property is former agricultural land but is currently vacant. The current AG zoning would allow one residence to be constructed. Staff analysis indicates that the proposed two lots would be consistent with development in the area.

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;**
The request proposes to increase the allowed density from 0.20 units/ acre to 0.66 units per acre. There will be an impact to the water system as public water is proposed. Oconee County schools has indicated an increase of 119 students. There will be an impact on local public roads as the traffic is projected to be 1,075 (ADT) average daily trips for this development. Staff has indicated a Traffic Impact Study is not due at this time as the recommendation is not allow a Final Plat for 10 years. The TIS should be conducted before the Preliminary Plat submission.

ii. Environmental impact;

The Concept Plan indicates there are no State Waters, 100-year flood plain areas or wetlands 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 properties.

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.

The property has been vacant as zoned since 1968. Staff finds the proposed AR zoning to be in harmony with the surrounding mix of land uses.

E. Consistency of the proposed use with the stated purpose of the zoning district that is being requested.

The intent of the AR District is: “The regulations for this district are designed to encourage a compatible relationship between agricultural and residential subdivisions in the district. The regulations are intended to

allow medium rural residential densities and compatible agricultural activities without encouraging commercial development or multi-family development.” Staff finds the proposed two lots development to be consistent with the zone.

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 are no known existing or changing conditions or land use patterns affecting the use and development of the property.

G. Conformity with or divergence from the Future Development Map or the goals and objectives of the Oconee County Comprehensive Plan.

The subject property lies within the Suburban Neighborhood Character Area as shown on the Character Areas Map, 2023 Oconee County Comprehensive Plan Update. The Comprehensive Plan indicates “This Character Area consists principally of single-family detached houses with some higher density housing included in a planned development or near an established nonresidential area.”

The Plan indicates that AR zoning (2- acre lots) is appropriate in the Suburban Neighborhood Character Area if public water, but no sewer is available. Staff finds the proposed AR zone is in conformity with the Comprehensive Plan.

H. The availability of adequate sites for the proposed use in districts that permit such use.

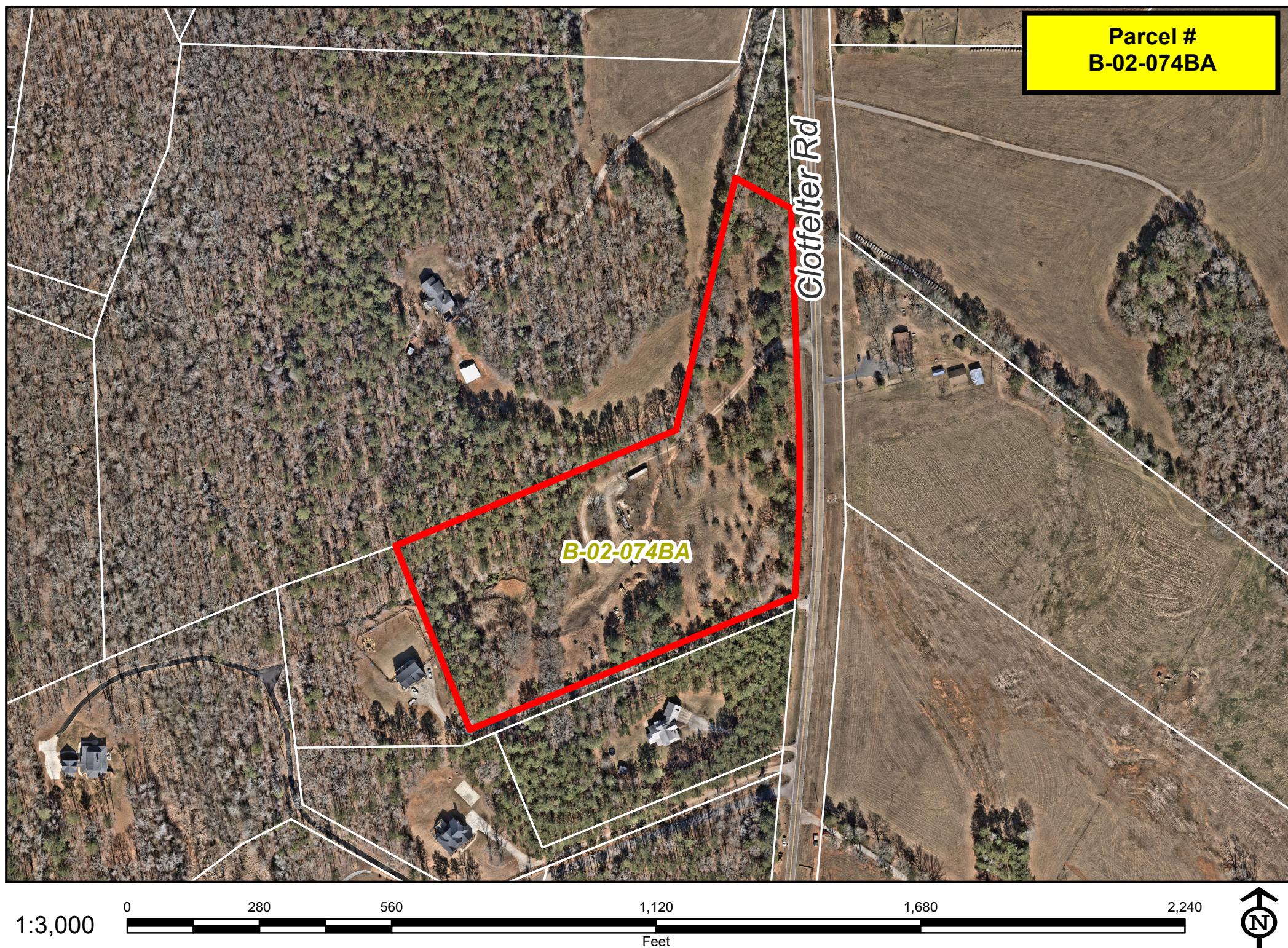
It is likely that other AR -zoned properties exist in the county that would permit the requested residential development. However, the proposed overall density and use of the subject property aligns with the Comprehensive Plan.

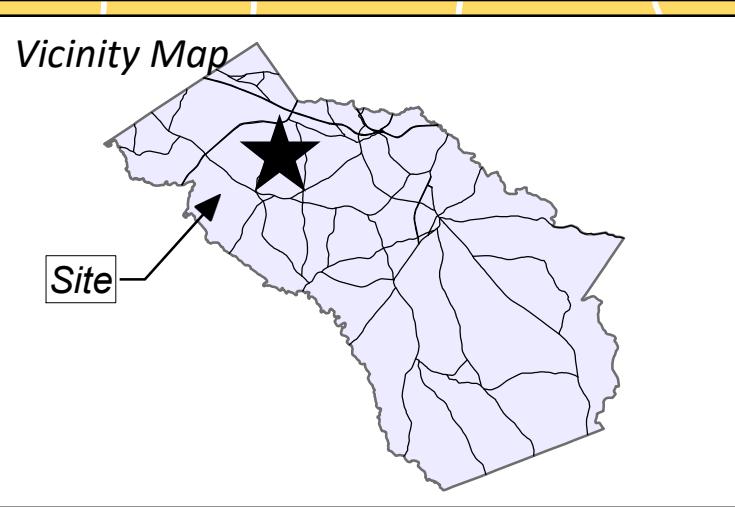
STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the request subject to the following conditions to be fulfilled at the expense of the owner/developer:

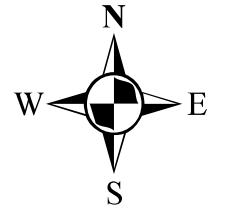
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3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner's development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

Rezone # P25-0272 - William Kirk McClellan and Joseph Merrell Hale, III



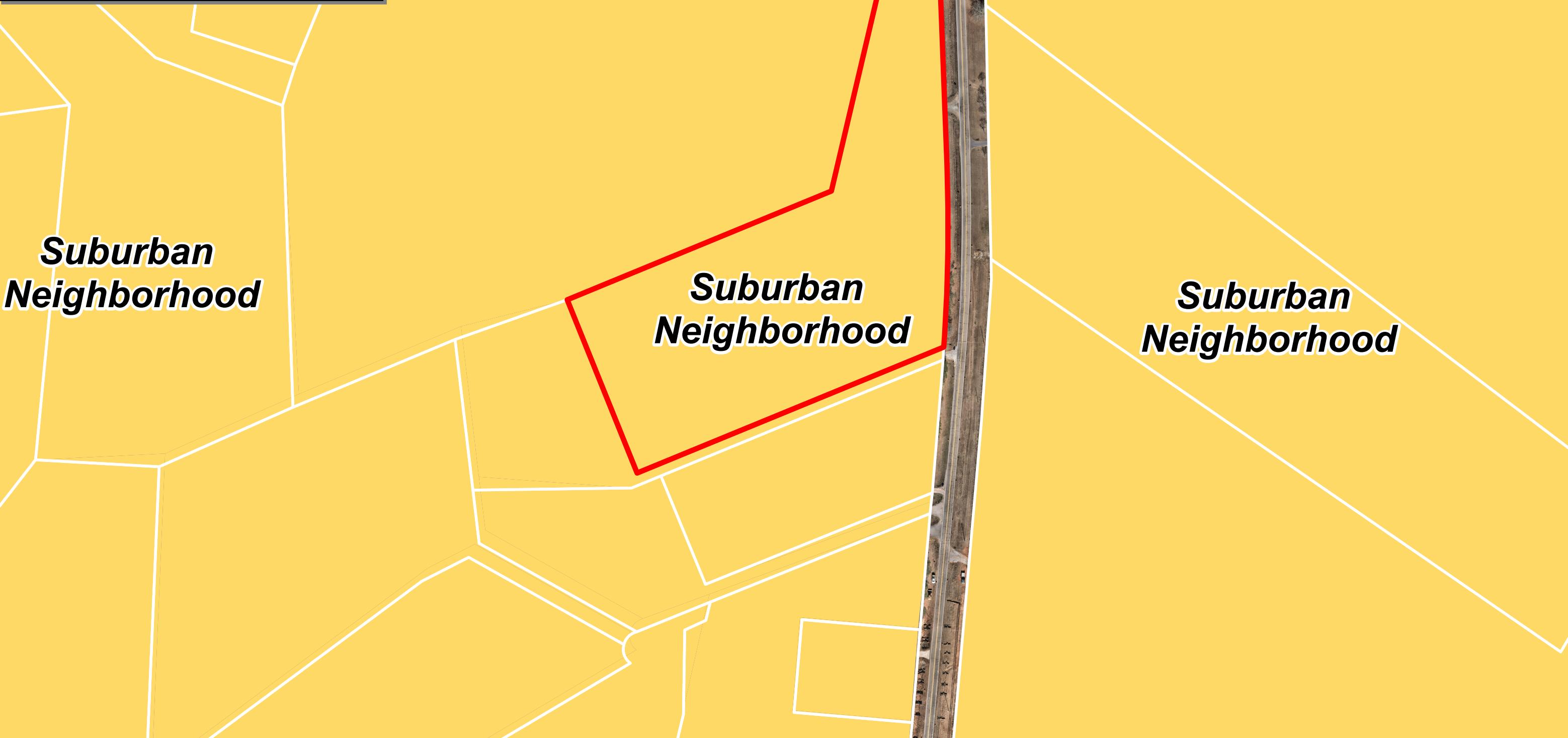


Oconee County Planning Department

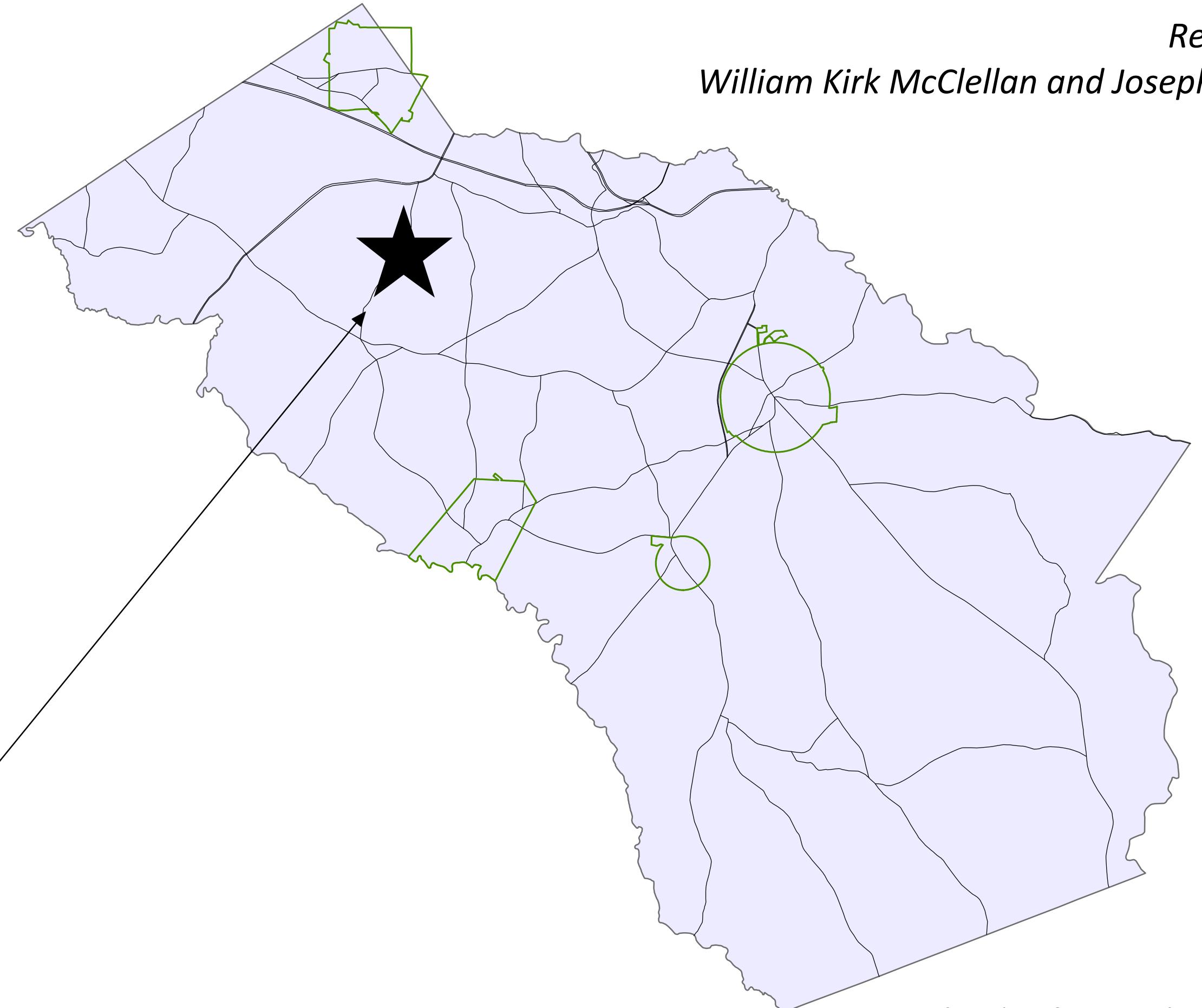


This map is a representation of the future development map
and should be used for planning purposes only

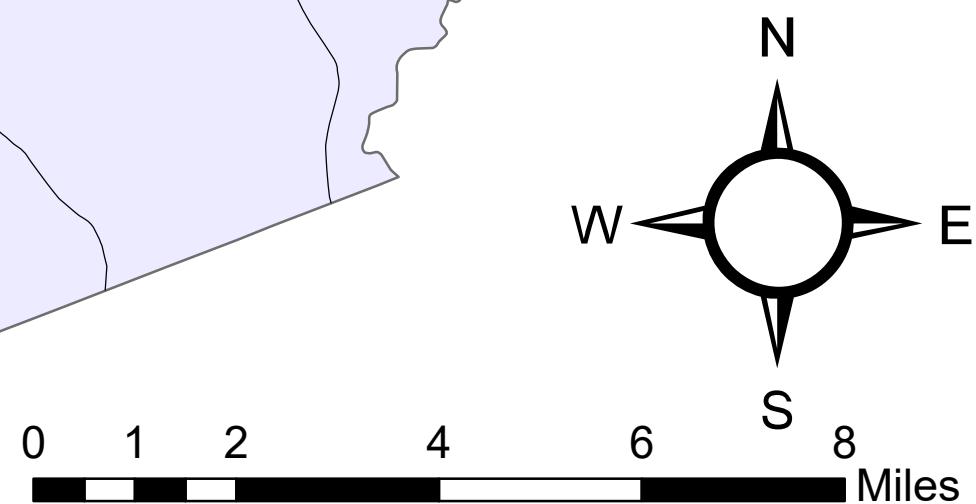
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Feet



*Location Map -
Rezone # P25-0272
William Kirk McClellan and Joseph Merrell Hale, III*



1:120,000



AR-3

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

AR-3

Cloffelter Rd

**Oconee County
Planning Department**



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

1:2,000