
AGENDA

**BOARD OF COMMISSIONERS
OF
OCONEE COUNTY, GEORGIA
Tuesday, July 8, 2025
Commission Meeting Chambers
Oconee County Administrative Building
6:00 PM**

- 1. Approval of Agenda**
- 2. Statements and Remarks from Citizens**
- 3. Statements and Remarks from Commissioners**
- 4. Approval of Minutes**
 - 1) June 3, 2025 - Regular Meeting
 - 2) June 24, 2025 - Agenda Meeting
- 5. Hearings and Actions on Zoning Matters, Special Use Permits, Street Light Tax Districts, Etc**
 - 1) Rezone #P25-0079 CK Capital LLC; Rezoning from AG to OIP, OBP, & B-2; 14.499 acres; Mars Hill Rd & Bell Rd; Undeveloped.
 - 2) Rezone #P25-0080 Manor Holdings LLC; Rezoning from AG and AR to OIP; 2.95 acres; Spartan Ln, 1011 Spartan Ln, & 1031 Spartan Ln; Undeveloped.
 - 3) Special Use #P25-0081 Lenru Development, LLC; Special Use Approval for Other Amusement and Recreation Uses; 6.63 acres; 2421 Malcom Bridge Rd; Retail.
- 6. County Wide Matters**
 - 1) Discuss and Consider Award of ISO Fire Hydrant Flow Testing and Inspection Program
- 7. Consent Items**
 - 1) Approve Employee Merit and Equity Adjustments
 - 2) Approve Road Abandonment for Bishop Pointe Preserve Subdivision
 - 3) Approve the FY26 Family Connection Contract
 - 4) Approve the Award of the Sludge Disposal Contract

Individuals with disabilities who require accommodations to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, are required to contact the ADA Coordinator at 706-769-5120 promptly to allow the County to make reasonable accommodations.

AGENDA

**BOARD OF COMMISSIONERS
OF
OCONEE COUNTY, GEORGIA
Tuesday, July 8, 2025
Commission Meeting Chambers
Oconee County Administrative Building
6:00 PM**

- 8. Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed)**
- 9. Adjourn**

Individuals with disabilities who require accommodations to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, are required to contact the ADA Coordinator at 706-769-5120 promptly to allow the County to make reasonable accommodations.

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
June 3, 2025 – 6:00 p.m.
Minutes**

Members Present:

Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden
Commissioner Mark Saxon

Staff Present:

Daniel Haygood, County Attorney
Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Melissa Braswell, Finance Director
Donna Norton, Budget Officer
Guy Herring, Planning and Code Enforcement Director
Kyle Stephens, Planner
Ethan Perry, Planner
Jody Woodall, Public Works Director
Lisa Davol, Parks and Recreation Director

Call to Order: 6:00 p.m.

Chairman John Daniell called the meeting to order.

Pledge of Allegiance:

Commissioner Mark Thomas led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Chuck Horton made a motion to approve the June 3, 2025 Agenda.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Statements and Remarks from Citizens:

Jeff Morgan, 2340 Watson Springs Road, addressed speeding concerns on Colham Ferry Road, along with the safety of the Colham Ferry Road at Astondale Road intersection.

Jenny Morgan, 2340 Watson Springs Road, spoke of traffic safety concerns on Colham Ferry Road.

Statements and Remarks from Commissioners:

Commissioner Mark Thomas addressed the Morgans, expressing his condolences for their loss and suggesting they reach out to the Sheriff to discuss enforcement.

Chairman John Daniell explained the traffic research and current plans for the Colham Ferry/Astondale Road intersection, providing traffic study data.

Approval of Minutes:

Minutes of May 6, 2025 Regular Meeting, May 13, 2025 Town Hall Meeting, and May 20, 2025 Agenda Meeting:

ACTION:

Motion: Mark Saxon made a motion to approve the May 6, 2025 Regular Meeting minutes, May 13, 2025 Town Hall Meeting minutes, and the May 20, 2025 Agenda Meeting minutes.

Second: Amrey Harden

Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Voted Against Motion: None

Final Action: **Motion Passed.**

Rezone No. P25-0039:

Applicants:	Robert Woelfl
Owners:	Robert Woelfl
Location:	1488 Old Bishop Road
Acreage:	±10.0
Zoning:	AG (Agricultural District)
Request:	AR-3 (Agricultural Residential Three Acre District)

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AG (Agricultural District) in the Rural Places Character Area. The applicant/owner requests a rezone to AR-3 (Agricultural Residential Three Acre District) to allow for two lots that are 7 acres and 3 acres. Staff and the Planning Commission recommended approval with two conditions.

The Public Hearing was opened.

There were no comments in favor of the request and no comments against the request.

The Public Hearing was closed.

Commissioner Thomas asked if AR-3 matched the character area for the location.

Mr. Herring explained minimum lot size would typically be four acres, but the division is into two lots only, a three-acre lot and a seven-acre lot.

ACTION:

Motion: Mark Thomas made a motion to approve Rezone No. P25-0039 for Robert Woelfl, ±10.0 acres, 1488 Old Bishop Road with two conditions.

Second: Chuck Horton

Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Voted Against Motion: None

Final Action: **Motion Passed to approve Rezone #P25-0039 with two conditions.**
(See documentation in Ordinance and Resolutions Book No. 25.)

Variance No. P24-0255:

Applicants:	Eric Dove
Owners:	Susan Chamberlin
Location:	1011 Barnett Drive
Acreage:	±1.079
Zoning:	AR (Agricultural Residential District)
Request:	Special Exception Variance to reduce setback from 200 feet to 34.4 feet along Barnett Shoals Dr and 38.1 feet along Barnett Drive for a garage.

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AR (Agricultural Residential District) in the Country Estates Character Area. The owner requests a variance from UDC Sec. 348.s to reduce the required private freestanding garage setback from 200 feet to 34.4 feet along Barnett Shoals Drive and 38.1 feet along Barnett Drive. Staff recommends approval of this request with two conditions.

Variance No. P25-0078:

Applicants:	Eric Dove
Owners:	Susan Chamberlin
Location:	1011 Barnett Drive
Acreage:	±1.079
Zoning:	AR (Agricultural Residential District)
Request:	Special Exception Variance to reduce the front yard setback from 40 feet to 34.4 feet.

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned AR (Agricultural Residential District) in the Country Estates Character Area. The owner requests a variance from UDC Article 4, Sec. 410.01 and Table 4.1 to reduce the front yard setback from 40 feet to 34.4 feet. Staff recommends approval of this request with two conditions.

The Public Hearing was opened.

Susan Chamberlain, owner, had no comments.

There were no further comments in favor of the request.

Eric Starkey, 1020 Barnett Drive, neighbor, spoke against the request due to property value and environmental concerns.

*There were no further comments against the request.
The Public Hearing was closed.*

Commissioner Horton confirmed there is not an existing HOA in the subdivision.

Commissioner Thomas asked about drainage in the neighborhood.

Mr. Herring responded there are no curbs and gutters. Condition #2 was added to repair the ditch system along the lot.

Commissioner Harden asked about vegetative screening.

Mr. Herring responded none was required by code.

Discussions continued with the owner in regards to building location, drainage and potential vegetation.

Commissioner Thomas asked Jody Woodall about drainage complaints in the area. Requiring the owner add the ditch back to the lot was again discussed to correct drainage problems.

ACTION:

Motion:	Mark Saxon made a motion to approve Variance No. P24-0255 for Susan Chamberlin, ±1.079 acres, 1011 Barnett Drive with the two proposed conditions, and adding a third condition to require evergreen vegetation to be added on the two street facing sides.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed to approve Variance #P24-0255 with two conditions. <i>(See documentation in Ordinance and Resolutions Book No. 25.)</i>

ACTION:

Motion:	Mark Thomas made a motion to approve Variance No. P25-0078 for Susan Chamberlin, ±1.079 acres, 1011 Barnett Drive with three conditions.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion:	Amrey Harden
Final Action:	Motion Passed 3-1 to approve Variance #P25-0078 with two conditions. (See documentation in Ordinance and Resolutions Book No. 25.)

Oconee County Board of Assessors Appointment:

ACTION:

Motion:	Mark Saxon made a motion to appoint Jeffrey B. Watson to the vacated term to begin immediately and expiring March 31, 2028.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Oconee County Animal Services Advisory Board Appointments:

ACTION:

Motion:	Mark Thomas made a motion to appoint Linda Wistrom and Amy Bramlet to two-year terms beginning July 1, 2025 and expiring June 30, 2027.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Oconee County Family and Children's Services Board Appointment:

ACTION:

Motion:	Mark Saxon made a motion to appoint Stan Ruth to a five-year term to begin July 1, 2025 and expire June 30, 2030.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Keep Oconee County Beautiful Commission Appointments:

ACTION:

Motion:	Mark Thomas made a motion to appoint Jody Pope, John Lawson, Angela Young, Ashley Sorrells, and Tamara Andros to two-year terms beginning July 1, 2025 and expiring June 30, 2027.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Oconee County Tourism and Visitors Bureau Appointments:

ACTION:

Motion:	Mark Saxon made a motion to appoint Stephanie VanDyck, Deesha Hagwood, Casey Deming and Amber McCall Deutsch to two-year terms beginning July 1, 2025 and expiring June 30, 2027.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Discuss and Consider the Grounds Maintenance Contract RFP:

Presented by: Justin Kirouac, County Administrator
Discussion: County Administrator Justin Kirouac explained an RFP was issued for a single provider of all grounds maintenance for county facilities and nine responses were received. The recommendation is to award the contract to the top firm, Houseman, for a total of \$618,987.19 for annual maintenance and separate as-needed services at \$56,675. The request includes all necessary budget amendments up to the contract amount for the life of the project.

The Public Comment Period was opened and there was no Public Comment.

ACTION:

Motion: Chuck Horton made a motion to approve the contract for ground maintenance for county facilities.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider Adoption of the Proposed FY26 Budget:

Presented by: John Daniell, Chairman
Discussion: Chairman Daniell stated the proposed FY26 General Fund Budget is \$45,704,250, with a proposed total budget of \$83,700,551. Chairman Daniell expects no tax increase hearings in 2025 based on the currently recorded tax digest. The request is for adoption of the presented budget for the General Fund, the Total Budget, and the fee schedule.

The Public Comment Period was opened.

Jeff Morgan, 2340 Watson Springs Road, asked about the facial recognition equipment requested. Chairman Daniell responded that it would be used by the Sheriff's Office to aid in identification of shoplifting suspects.

*There were no further comments.
The Public Hearing was closed.*

ACTION:

Motion: Chuck Horton made a motion to approve the FY26 Budget as presented for the General Fund, total budget, and the FY26 fee schedule.
Second: Mark Saxon
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider Right of Way Donations to GDOT

Presented by: Daniel Haygood, County Attorney
Discussion: County Attorney Daniel Haygood explained the need to convey right of way tracks to GDOT as part of the Highway 316 interchange improvement projects inside Oconee County.

The Public Comment Period was opened and there was no Public Comment.

ACTION:

Motion: Mark Saxon made a motion to approve the right of way donations to GDOT.
Second: Amrey Harden

Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Discuss and Consider Ratification of the IGA for Provisional Financial Services between Oconee County, Georgia and the Upper Oconee Basin Water Authority:

Presented by: John Daniell, Chairman
Discussion: Chairman John Daniell explained the need for Oconee County to provide financial services for the Upper Oconee Basin Water Authority due to change in leadership with the authority. The agreement will be a five-year agreement, if needed, at a rate of \$1500 per month to the county.

The Public Comment Period was opened and there was no Public Comment.

ACTION:

Motion:	Mark Saxon made a motion to approve the IGA with the Upper Oconee Basin Water Authority.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Discuss and Consider the FY26 ACCG-IRMA Property and Liability Insurance Renewal:

Presented by: Holly Stephenson, County Clerk
Discussion: County Clerk Holly Stephenson requests approval of the FY26 Property and Liability Insurance proposal with ACCG-IRMA (Association County Commissioners of Georgia – Interlocal Risk Management Agency) in the amount of \$439,156 after a \$23,114 safety credit applied from FY25.

The Public Comment Period was opened and there was no Public Comment.

ACTION:

Motion:	Chuck Horton made a motion to approve the FY26 ACCG-IRMA Property and Liability Insurance Renewal.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Discuss and Consider the New High Shoals Road at Union Church Road Roundabout Project Bid Award:

Presented by: Jody Woodall, Public Works Director
Discussion: Public Works Director Jody Woodall explained the request for the bid award for ITB 25-04-018 for the roundabout construction with nine bids received. The recommendation is to award the contract to the lowest, responsive bidder, CMC, Inc., in the amount of \$740,267.49 for construction, \$15,000 for geotechnical and material testing, and \$96 for NPDES permitting. The request is for a project budget not to exceed \$755,363.49, all necessary budget amendments up to the contract amount for the life of the project, and authorizing the Chairman to execute all necessary documents.

Commissioner Harden asked about right of way acquisition.
Mr. Woodall responded that right of way acquisition is almost completed.

Commissioner Thomas asked who would oversee the construction project.
Mr. Woodall responded that Atlas Contracting and Geo Hydro would oversee the project.
Chairman Daniell asked about anticipated start date.
Mr. Woodall responded that construction should begin within 14 days of the Notice to Proceed.
Construction should be limited to 180 days with no closure required.

The Public Comment Period was opened and there was no Public Comment.

ACTION:

Motion:	Mark Thomas made a motion to approve the contact for Roundabout Construction at New High Shoals Road and Union Church Road.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Consent Agenda:

There were no items removed from the Consent Agenda.

ACTION

Motion:	Mark Saxon made a motion to approve the consent agenda as presented.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

- 1) Approval of RFP #25-03-015 Roadside Mowing Annual Contract Bid Award.
- 2) Approval of the Epps Bridge Parkway Sewer Collector Upgrade Engineering.
- 3) Approval of the US 441 Sanitary Sewer Diversion Engineering.
- 4) Approval of the Quarterly Acceptance of Deeds, Easements, etc.

Adjourned:

Motion:	Mark Saxon made a motion to adjourn the meeting.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	Motion Passed.
Meeting Adjourned:	6:51 p.m.

Chairman John Daniell

Holly Stephenson, County Clerk

Date

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
June 24, 2025 – 6:00 p.m.
Minutes**

Members Present:

Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden
Commissioner Mark Saxon

Staff Present:

Daniel Haygood, County Attorney
Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Melissa Braswell, Finance Director
Donna Norton, Budget Officer
Adam Layfield, Water Resources Director
Anna Leigh Hardigree, IT Specialist

Call to Order: 6:00 p.m.

Chairman John Daniell called the meeting to order.

Pledge of Allegiance:

Commissioner Chuck Horton led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Mark Saxon made a motion to approve the June 24, 2025 Agenda.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Statements and Remarks from Citizens:

None.

Statements and Remarks from Commissioners:

None.

Discuss and Consider Merit and Equity Adjustments:

Presented by: John Daniell, Chairman

Discussion: With additional funds from the FY25 budget, there is a recommendation for \$50,000 to be divided among employees who received an “Excel” rating on their yearly performance evaluation. Also, an equity adjustment of \$1,000.00 for all full-time employees and \$500.00 for part-time employees which will require a budget amendment of \$250,500 plus payroll taxes is requested. The proposed payout date is July 18, 2025 if approved.

Commissioner Harden asked if this as in addition to a cost of living increase.

Chairman Daniell explained this is in addition to a step increase effective July 1, 2025.

On consensus, this item will be placed on the Consent Agenda at the July 8, 2025 Regular Meeting.

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Discuss Road Abandonment for Bishop Pointe Preserve Subdivision:

Presented by: Daniel Haygood, County Attorney

Discussion: County Attorney Daniel Haygood explained the subdivision owner would like to make the roads in the subdivision private roads. The request is to deem these roads no longer a benefit to the public, and then authorize advertisement as a road abandonment.

On consensus, this item will be placed on the Consent Agenda at the July 8, 2025 Regular Meeting.

The Public Comment Period was opened and there was no Public Comment.

Discuss and Consider the FY26 Family Connection Contract:

Presented by: Melissa Braswell, Finance Director

Discussion: Finance Director Melissa Braswell requests approval of the FY26 Family Connection Contract to continue support for families and children of Oconee County through the Oconee Area Resource Council (OARC) for the period of July 1, 2025 through June 30, 2026. The request is for approval of the contract and to authorize the Chairman to sign the contract.

On consensus, this item will be placed on the Consent Agenda at the July 8, 2025 Regular Meeting.

Discuss and Consider the Public Defender FY26 Indigent Defense Services Agreement for the period of July 1, 2025 to June 30, 2026:

Presented by: Holly Stephenson, County Clerk

Discussion: The Contract for Indigent Defense Services under Public Defender John Donnelly is an annual contract that is up for renewal effective July 1, 2025. The recommendation is for the approval of the contract for the July 1, 2025 through June 30, 2026 term with is in the FY26 budget.

ACTION:

Motion: Mark Thomas made a motion to approve the Public Defender FY26 Indigent Services Agreement for the period of July 1, 2025 to June 30, 2026.

Second: Chuck Horton

Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

Voted Against Motion: None

Final Action: **Motion Passed.**

Discuss the Award of the Sludge Disposal Contract:

Presented by: Adam Layfield, Water Resources Director

Discussion: Water Resources would like to have a contract in place for the sludge disposal and municipal solid waste collection at the Calls Creek Wastewater Treatment facility. Oconee County issued ITB #256-04-017 and received two bids. The recommendation is to award the contract to the low bidder, Roll-Off Systems, for a not to exceed price of \$270,000 for FY26. The request includes all necessary budget amendments up to the contract amount for this life of the project.

On consensus, this item will be placed on the Consent Agenda at the July 8, 2025 Regular Meeting.

Executive Session:

Motion: Mark Thomas made a motion to adjourn into Executive Session to discuss land acquisition and litigation.

Second: Mark Saxon

Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon

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Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourn into Executive Session: 6:08 p.m.

No action was taken in Executive Session.
Executive Session Adjourned: 7:10 p.m.

Regular Session:

Motion: Mark Saxon made a motion to adjourn back into Regular Session.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Adjourned into Regular Session: 7:11 p.m.

Adjourned:

Motion: Mark Saxon made a motion to adjourn the meeting.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Action/Motion: **Motion Passed.**
Meeting Adjourned: 7:11 p.m.

Chairman John Daniell

Holly Stephenson, County Clerk

Date

**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 OIP, OBP, & B-2 (Office Institutional Professional District, Office-Business Park District, and Highway Business District) pursuant to an application for rezoning of property owned by CK Capital, LLC submitted on April 21, 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 April 21, 2025, requesting a rezone of a ±14.499-acre tract of land located at the intersection of Mars Hill Rd. and Bell Rd. (unaddressed), in Oconee County, Georgia, (tax parcel no. B-02-092), 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 June 16, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 8, 2025.

ADOPTED AND APPROVED, this 8th of July, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
John Daniell, Chairman

ATTEST: _____
Mark Thomas, Member

Holly Stephenson
Clerk, Board of Commissioners

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ACTION DENYING REZONE REQUEST

APPLICATION SUBMITTED BY: Pittman & Greer Engineering

APPLICATION SUBMISSION DATE: April 21, 2025

RE: Request to rezone from zoning classification AG (Agricultural District) to zoning classification OIP, OBP, & B-2 (Office Institutional Professional District, Office-Business Park District, and Highway Business District) of a ±14.499-acre tract of land located at the intersection of Mars Hill Rd. and Bell Rd. (unaddressed), Oconee County, Georgia, (tax parcel no. B-02-092) zoned AG (Agricultural District).

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

This 8th of July, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
John Daniell, Chairman

ATTEST: _____
Mark Thomas, Member

Holly Stephenson
Clerk, Board of Commissioners

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

EXHIBIT “A” TO REZONE NO P25-0079

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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 at their own expense shall construct the improvements required by the County for public water and public waste services for the subject property shall convey 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.
4. The zoning for the proposed 9 lots shall be as follows:

<u>Proposed Lot #</u>	<u>Zoning</u>
1	OIP
2	OIP
3	OIP
4	OIP
5	OIP
6	OBP
7	OBP
8	OBP
9	OBP

5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 114,035 square feet as shown on the concept plan dated February 3, 2025, and revised May 27, 2025.
7. A 1’ no access easement along the ROW of Bell Road shall be indicated on the Final Plat.
8. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.
9. A revised traffic impact statement that meets the requirements of the UDC shall be submitted prior to the Site Development Plan application and indicate the required improvements to achieve a LOS-C for intersections and traffic movements in the study area as defined in the initial TIS, Table 6, dated April 18, 2025, by A&R Engineering, Inc. All road improvements shall be made at the expense of the Owner.

EXHIBIT "A" TO REZONE NO P25-0079

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TAX MAP

REZONE # P25-0079 - CK CAPITAL

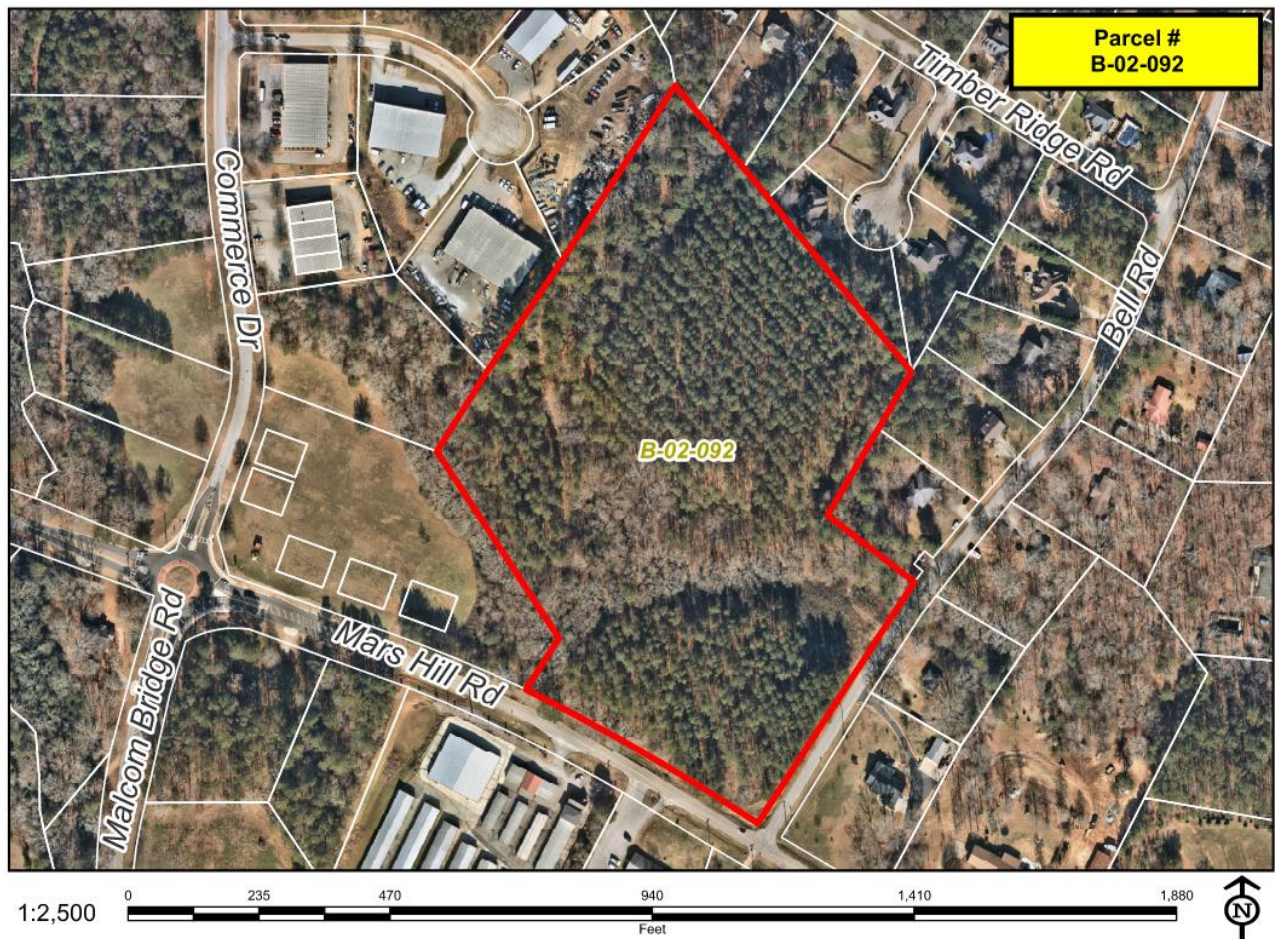


EXHIBIT "A" TO REZONE NO P25-0079

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LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 5.6655 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 the intersection of the westerly right-of-way of Bell Road and the northerly right-of-way of Mars Hill Road at an iron; thence continuing along the northerly right-of-way of Mars Hill Road North 58 degrees 25 minutes 00 seconds West, 273.60 feet to a point; thence continuing along the northerly right-of-way of Mars Hill Road North 61 degrees 48 minutes 00 seconds West, 213.80 feet to an iron pin; thence leaving said right-of-way North 33 degrees 11 minutes 00 seconds East, 109.00 feet to an iron pin; thence North 32 degrees 27 minutes 00 seconds West, 29.56 feet to a point; thence North 32 degrees 27 minutes 00 seconds West, 370.44 feet to an iron pin; thence North 33 degrees 49 minutes 00 seconds East, 494.20 feet to a point being the TRUE POINT OF BEGINNING; thence North 33 degrees 49 minutes 00 seconds East, 286.80 feet to an iron pin; thence South 38 degrees 56 minutes 00 seconds East, 664.00 feet to an iron pin; thence South 31 degrees 50 minutes 00 seconds West, 288.50 feet to an iron pin; thence South 51 degrees 50 minutes 00 seconds East, 209.50 feet to an iron pin along the westerly right-of-way of Bell Road; thence continuing along the westerly right-of-way of Bell Road South 33 degrees 44 minutes 00 seconds West, 246.88 feet to a point; thence leaving said right-of-way North 56 degrees 16 minutes 00 seconds West, 216.32 feet to a point; thence North 29 degrees 43 minutes 39 seconds East, 28.45 feet to a point; thence 462.42 feet along an arc of a curve to the left, said curve having a radius of 375.00 feet, a chord bearing of North 05 degrees 35 minutes 57 seconds West, and a chord distance of 433.68 feet to a point; thence North 40 degrees 55 minutes 33 seconds West, 372.81 feet to a point BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as "OIP Area" on a composite plat by Pittman and Greer Engineering, P.C. dated January 14, 2025.

EXHIBIT "A" TO REZONE NO P25-0079

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LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 6.5035 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 the intersection of the westerly right-of-way of Bell Road and the northerly right-of-way of Mars Hill Road at an iron; thence continuing along the northerly right-of-way of Mars Hill Road North 58 degrees 25 minutes 00 seconds West, 273.60 feet to a point; thence continuing along the northerly right-of-way of Mars Hill Road North 61 degrees 48 minutes 00 seconds West, 213.80 feet to an iron pin; thence leaving said right-of-way North 33 degrees 11 minutes 00 seconds East, 109.00 feet to an iron pin; thence North 32 degrees 27 minutes 00 seconds West, 29.56 feet to a point being the TRUE POINT OF BEGINNING; thence North 32 degrees 27 minutes 00 seconds West, 370.44 feet to an iron pin; thence North 33 degrees 49 minutes 00 seconds East, 494.20 feet to a point; thence South 40 degrees 55 minutes 33 seconds East, 372.81 feet to a point; thence 462.42 feet along an arc of a curve to the right, said curve having a radius of 375.00 feet, a chord bearing of South 05 degrees 35 minutes 57 seconds East, and a chord distance of 433.68 feet to a point; thence South 29 degrees 43 minutes 39 seconds West, 28.45 feet to a point; thence North 56 degrees 16 minutes 00 seconds West, 31.27 feet to a point; thence South 89 degrees 32 minutes 37 seconds West, 322.72 feet to a point BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as "OBP Area" on a composite plat by Pittman and Greer Engineering, P.C. dated January 14, 2025.

EXHIBIT "A" TO REZONE NO P25-0079

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LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 2.7300 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 the intersection of the westerly right-of-way of Bell Road and the northerly right-of-way of Mars Hill Road at an iron pin being the TRUE POINT OF BEGINNING; thence continuing along the northerly right-of-way of Mars Hill Road North 58 degrees 25 minutes 00 seconds West, 273.60 feet to a point; thence continuing along the northerly right-of-way of Mars Hill Road North 61 degrees 48 minutes 00 seconds West, 213.80 feet to an iron pin; thence leaving said right-of-way North 33 degrees 11 minutes 00 seconds East, 109.00 feet to an iron pin; thence North 32 degrees 27 minutes 00 seconds West, 29.56 feet to a point; thence North 89 degrees 32 minutes 37 seconds East, 322.72 feet to a point; thence South 56 degrees 16 minutes 00 seconds East, 31.27 feet to a point; thence South 56 degrees 16 minutes 00 seconds East, 216.32 feet to a point along the westerly right-of-way of Bell Road; thence continuing along the westerly right-of-way of Bell Road South 33 degrees 44 minutes 00 seconds West, 271.92 feet to an iron pin BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as "B-2 Area" on a composite plat by Pittman and Greer Engineering, P.C. dated January 14, 2025.

EXHIBIT “A” TO REZONE NO P25-0079

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NARRATIVE

MARS HILL PROFESSIONAL CAMPUS

REZONE SUBMITTED 04/21/2025 revised 05/27/2025

GENERAL DATA

Property Address: 0 Mars Hill Road

Parcel: B-02-092

Owner: CK Capital

Existing Zoning: AG

Proposed Zoning: OIP, OBP, B2

Existing Use: Undeveloped

Proposed Use: Professional Campus

Property Area: 14.8990 acres

ADJACENT LAND USES AND ZONING

North – R1 & OBP Office Park

West – OBP Office Park

South – B2 self storage and AG daycare and single family home

East –R1 single family homes

OWNERSHIP TYPE

The development will be privately owned with up to 9 lots to be sold. Each lot could have condo ownership within the lot itself.

REZONE REQUEST NARRATIVE

The property is 14.8990 acres and is currently zoned AG and undeveloped. The property owner is CK Capital. The owner is seeking to rezone the property to a mixture of OIP, OBP, and B2 to allow for up to nine lots consisting of office buildings with multi-tenant units that could be used for contractor office, general office, etc. The OIP lots would be used for Office Use (general office, medical office, etc). The OBP lots would be allowed for Office Use (general office, medical office, etc) as well as Office/Warehouse Use (contractor offices, dance studios, etc). The B2 lots could be used for Office, Office/Warehouse as well as other similar B2 uses. The portion of the property adjacent to the R1 neighboring property is proposed to be zoned to OIP to allow for general office only. The portion of the property adjacent to the existing OBP business park is proposed to be zoned to OBP to allow for office/warehouse use for contractor office, etc. These lots could have outdoor storage associated with the businesses. The portion of the property fronting Mars Hill Road is proposed to be zoned to B2 in keeping with other properties along this corridor of Mars Hill Road. At this time the proposed uses would be office/warehouse type uses but could be other uses allowed under the B2 zoning district. The proposed maximum square footage of the entire development is 113,860 sf.

ACCESS

Access will be from a proposed public street coming off of Mars Hill Road. There will be sidewalks along all road frontages that will allow pedestrian access.

TRAFFIC IMPACT

A traffic impact analysis has been completed and submitted along with the rezone package for this.

WATER SUPPLY

NARRATIVE

Water will be provided by Oconee County Water Resources. An 8” watermain exists in the right-of-way of Mars Hill Road. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated water usage is 11,386 gpd.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended through an easement through 1040 Commerce Drive to Commerce Drive. This easement is shown on the approved site development plans for 1040 Commerce Drive. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated sewer usage is 11,386 gpd.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

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

STORMWATER MANAGEMENT AND DRAINAGE

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will carry stormwater to the ponds.

IMPACT TO SCHOOL SYSTEM

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

PROJECT SCHEDULE

Once zoning is approved in approximately July 2025 then site development plans will be created and permitted to begin construction in early 2026. The project will be built in phases such that roadway and lot platting will be phase I and then lots will develop as potential owners and/or tenants are found.

BUFFERS

Buffers are shown along the adjacent property lines to the north and east, as required by OC-UDC Section 806. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC-UDC requirements, will be met during site development. If this rezone request is approved, the existing incompatible use buffer on the adjacent office park against this property would no longer be required.

SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

NARRATIVE

BUILDINGS

The buildings will be all brick façade with metal window frames along with flat or pitched roofs. They could be one or two story buildings.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$25 Million.

EXHIBIT “A” TO REZONE NO P25-0079
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NARRATIVE

REPRESENTATIVE ARCHITECTURE

NARRATIVE



NARRATIVE



NARRATIVE



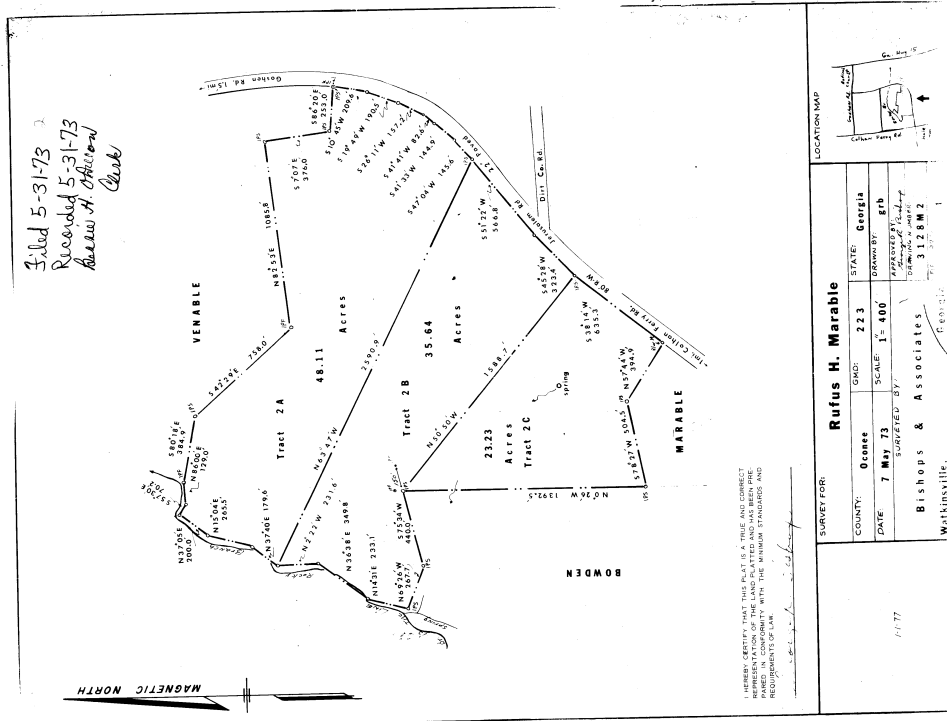
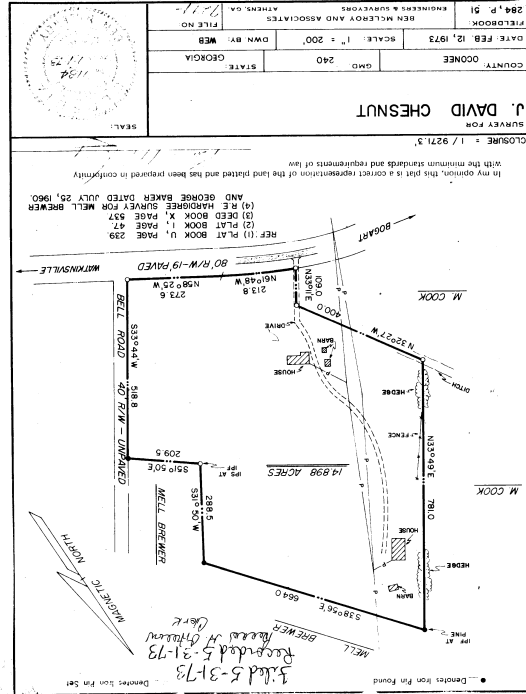
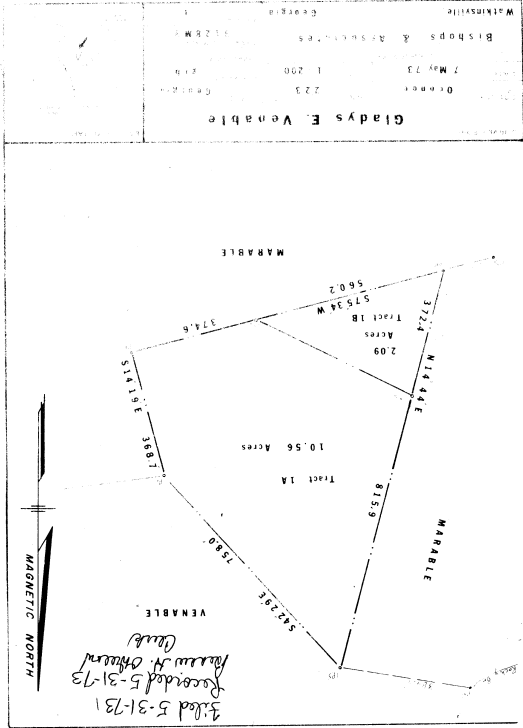
NARRATIVE



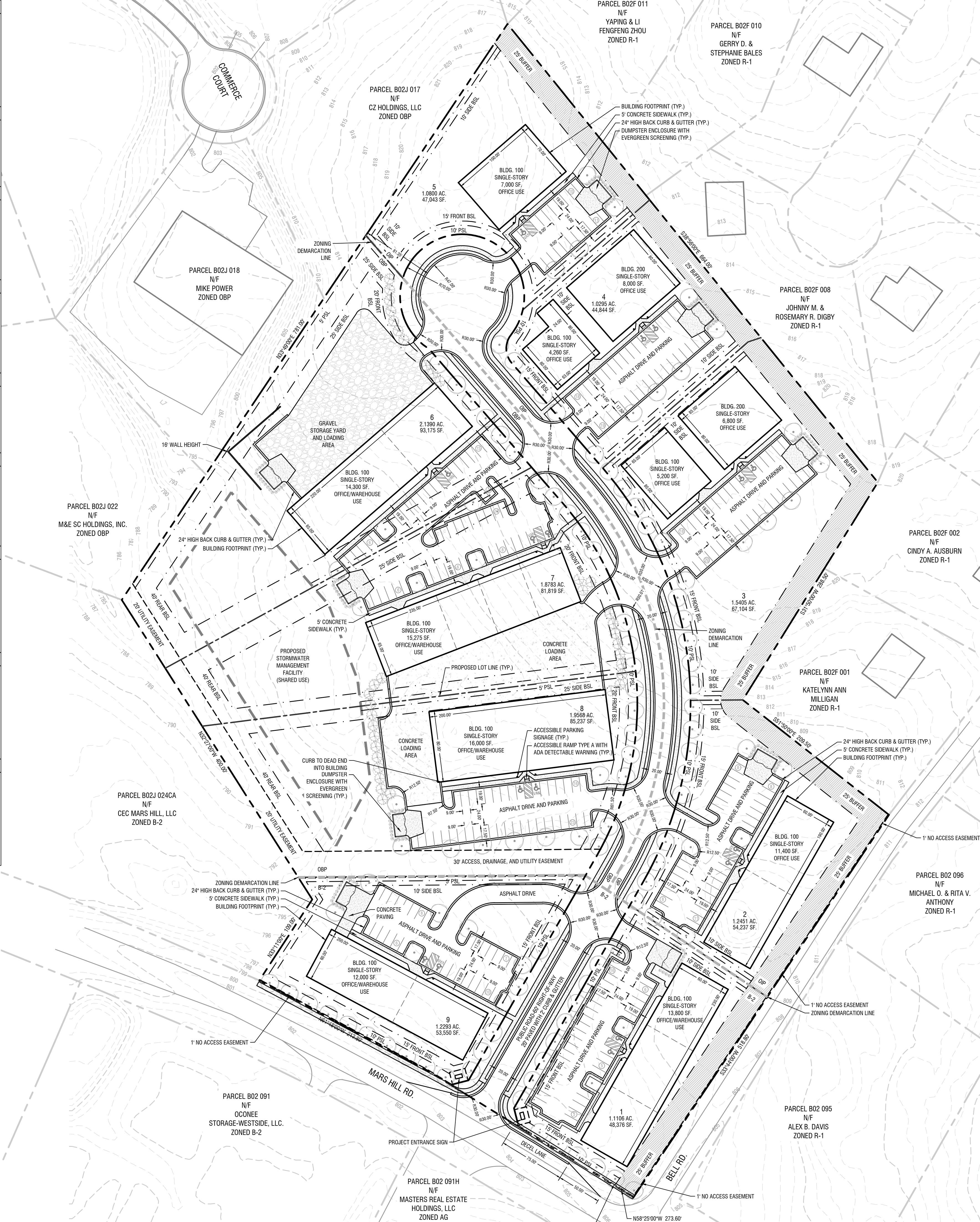
EXHIBIT "A" TO REZONE NO P25-0079

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PLAT



PARKING DATA - LOT 1
REQUIRED PARKING: 37 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (12,000/1,000)*3.0 = 36 MINIMUM REQUIRED SPACES WAREHOUSE & ENCLOSED STORAGE = 0.5 SPACES/1000 SF. GROSS FLOOR AREA (1,800/1,000)*0.5 = 0.9 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 37 SPACES STANDARD SURFACE: 16 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE) REDUCED SURFACE: 21 (9'X17.5')
PARKING DATA - LOT 2
REQUIRED PARKING: 35 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (11,400/1,000)*3.0 = 34.2 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 35 SPACES STANDARD SURFACE: 19 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE) REDUCED SURFACE: 16 (9'X17.5')
PARKING DATA - LOT 3
REQUIRED PARKING: 37 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (5,200/1,000)*3.0 = 15.6 MINIMUM REQUIRED SPACES (6,800/1,000)*3.0 = 20.4 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 38 SPACES STANDARD SURFACE: 23 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE) REDUCED SURFACE: 18 (9'X17.5')
PARKING DATA - LOT 4
REQUIRED PARKING: 37 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (4,260/1,000)*3.0 = 12.8 MINIMUM REQUIRED SPACES (8,000/1,000)*3.0 = 24 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 37 SPACES STANDARD SURFACE: 19 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE) REDUCED SURFACE: 18 (9'X17.5')
PARKING DATA - LOT 5
REQUIRED PARKING: 21 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (7,000/1,000)*3.0 = 21 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 21 SPACES STANDARD SURFACE: 10 (9'X19', 1 OF THOSE ARE HANDICAP ACCESSIBLE) REDUCED SURFACE: 11 (9'X17.5')
PARKING DATA - LOT 6
REQUIRED PARKING: 21 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (5,200/1,000)*3.0 = 15.6 MINIMUM REQUIRED SPACES WAREHOUSE & ENCLOSED STORAGE = 0.5 SPACES/1000 SF. GROSS FLOOR AREA (9,100/1,000)*0.5 = 4.55 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 23 SPACES STANDARD SURFACE: 23 (9'X19', 1 OF THOSE ARE HANDICAP ACCESSIBLE) COMPACT SURFACE: 2 (8'X16')
PARKING DATA - LOT 7
REQUIRED PARKING: 30 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (8,500/1,000)*3.0 = 25.5 MINIMUM REQUIRED SPACES WAREHOUSE & ENCLOSED STORAGE = 0.5 SPACES/1000 SF. GROSS FLOOR AREA (6,775/1,000)*0.5 = 3.4 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 30 SPACES STANDARD SURFACE: 28 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE) COMPACT SURFACE: 2 (8'X16')
PARKING DATA - LOT 8
REQUIRED PARKING: 38 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (12,000/1,000)*3.0 = 36 MINIMUM REQUIRED SPACES WAREHOUSE & ENCLOSED STORAGE = 0.5 SPACES/1000 SF. GROSS FLOOR AREA (4,000/1,000)*0.5 = 2 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 39 SPACES STANDARD SURFACE: 16 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE) REDUCED SURFACE: 23 (9'X17.5')
PARKING DATA - LOT 9
REQUIRED PARKING: 31 SPACES OFFICES-GENERAL = 3.0 SPACES/1000 SF. OF GROSS FLOOR AREA (10,000/1,000)*3.0 = 30 MINIMUM REQUIRED SPACES WAREHOUSE & ENCLOSED STORAGE = 0.5 SPACES/1000 SF. GROSS FLOOR AREA (2,000/1,000)*0.5 = 1 MINIMUM REQUIRED SPACES
PROPOSED PARKING: 31 SPACES STANDARD SURFACE: 16 (9'X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE) REDUCED SURFACE: 15 (9'X17.5')



SITE DATA	VICINITY MAP - SCALE: 1" = 2000'
TOTAL PROJECT ACREAGE: 14.8990 ACRES (649,002.45 SF.) PROPOSED PUBLIC RIGHT-OF-WAY: 1.5797 ACRES (68,813.13 SF.) NET SITE ACREAGE IN LOTS: 13.32 ACRES (580,189.32 SF.) EXISTING LOT COVERAGE: 0.00 SF. (0.00% OF SITE)	
LOT DATA	PROJECT DATA
TOTAL NUMBER OF LOTS: 9 4 - ZONED OIP: 4.8950 AC. (213,228 SF.) 3 - ZONED OBP: 5.9741 AC. (260,231 SF.) 2 - ZONED B-2: 2.3399 AC. (101,926 SF.) LOT SIZES: LOT 1 - 1.1106 AC. (48,376 SF.) LOT 2 - 1.2451 AC. (54,237 SF.) LOT 3 - 1.5405 AC. (67,104 SF.) LOT 4 - 1.0295 AC. (44,844 SF.) LOT 5 - 1.0800 AC. (47,403 SF.) LOT 6 - 2.1390 AC. (93,175 SF.) LOT 7 - 1.8783 AC. (81,819 SF.) LOT 8 - 1.9568 AC. (85,237 SF.) LOT 9 - 1.2293 AC. (53,550 SF.)	PROPERTY OWNER: CK CAPITAL 1110 COMMERCE COURT BOGART, GEORGIA 30622 ATTN: CHAD KELLER, 706.215.0252 DEVELOPER: CK CAPITAL 1110 COMMERCE COURT BOGART, GEORGIA 30622 ATTN: CHAD KELLER, 706.215.0252 AUTHORIZED AGENT: PITTMAN & GREER ENGINEERING P.C. 1050 BARBER CREEK DRIVE, BLDG. 400 WATKINSVILLE, GEORGIA 30677 706.419.9244 PHYSICAL ADDRESS: 0 MARS HILL ROAD TAX PARCEL: B02 092 TOTAL PROJECT ACREAGE: 14.8990 ACRES (649,002.45 SF.) CONTOUR INTERVAL: 1' NOAA TOPO BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BEN MCLEROY & ASSOCIATES, INC. BOUNDARY SURVEY FOR J. DAVID CHESNUT, DATED 02.12.1973. EXISTING ZONING: AG PROPOSED ZONING: OIP, OBP, & B-2 EXISTING USE: VACANT TRACT PROPOSED USE: GENERAL OFFICE & OFFICE-WAREHOUSE FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 132190045E, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130453, (OCONEE COUNTY UNINCORPORATED AREAS), GEORGIA. THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE. THERE ARE NO WETLANDS DELINEATED ON SITE. THERE ARE NO WATERCOURSES (PER THE UDC DEFINITION OF WATERCOURSE) ENTERING THE SITE NOR LEAVING THE SITE. THEREFORE, NO WATERCOURSES ARE DELINEATED ONSITE.
PROPOSED ZONING	OIP ZONING REGULATIONS
	MINIMUM LOT AREA (WITH SEWER): 10,000 SF. MINIMUM LOT AREA (WITHOUT SEWER): 1.00 AC. MINIMUM LOT WIDTH (WITH SEWER): NA MINIMUM LOT WIDTH (WITHOUT SEWER): NA MINIMUM BUILDABLE AREA: NA MINIMUM AREA LYING ABOVE FLOODPLAIN: NA MINIMUM FRONT YARD: 20' MAJOR THOROUGHFARE / 15' - MINOR STREET MINIMUM SIDE YARD: 10' MINIMUM REAR YARD: 10' MAXIMUM BUILDING HEIGHT: 40' MAXIMUM LOT COVERAGE: 70%
BUILDING DATA	OBP ZONING REGULATIONS
PROPOSED BUILDING AREA: 113,860.00 SF. LOT 1 - 13,800 SF. - CONCEPTUALLY SHOWN AS OFFICE/WAREHOUSE OFFICE: 12,000 SF. WAREHOUSE: 1,800 SF. LOT 2 - 11,400 SF. - GENERAL OFFICE LOT 3 - 12,000 SF. - GENERAL OFFICE LOT 4 - 12,260 SF. - GENERAL OFFICE LOT 5 - 7,000 SF. - GENERAL OFFICE LOT 6 - 14,300 SF. - CONCEPTUALLY SHOWN AS OFFICE/WAREHOUSE OFFICE: 5,200 SF. WAREHOUSE: 9,100 SF. LOT 7 - 15,275 SF. - CONCEPTUALLY SHOWN AS OFFICE/WAREHOUSE OFFICE: 8,500 SF. WAREHOUSE: 6,775 SF. LOT 8 - 16,000 SF. - CONCEPTUALLY SHOWN AS OFFICE/WAREHOUSE OFFICE: 12,000 SF. WAREHOUSE: 4,000 SF. LOT 9 - 12,000 SF. - CONCEPTUALLY SHOWN AS OFFICE/WAREHOUSE OFFICE: 10,000 SF. WAREHOUSE: 2,000 SF.	MINIMUM LOT AREA (WITH SEWER): 40,000 SF. MINIMUM LOT AREA (WITHOUT SEWER): 1.00 AC. MINIMUM LOT WIDTH (WITH SEWER): 100' MINIMUM LOT WIDTH (WITHOUT SEWER): 150' MINIMUM BUILDABLE AREA: NA MINIMUM AREA LYING ABOVE FLOODPLAIN: NA MINIMUM FRONT YARD: 35' MAJOR THOROUGHFARE / 20' - MINOR STREET MINIMUM SIDE YARD: 25' MINIMUM REAR YARD: 40' MAXIMUM BUILDING HEIGHT: 55' MAXIMUM LOT COVERAGE: 80%
SERVICE PROVIDERS	B2 ZONING REGULATIONS
WATER: OCOONEE COUNTY WATER RESOURCES DEPARTMENT SANITARY SEWER: OCOONEE COUNTY WATER RESOURCES DEPARTMENT ELECTRIC: WALTON EMC COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS GAS: ATLANTA GAS LIGHT COMPANY SOLID WASTE: BY PRIVATE CONTRACT	MINIMUM LOT AREA (WITH SEWER): 20,000 SF. MINIMUM LOT AREA (WITHOUT SEWER): 1.00 AC. MINIMUM LOT WIDTH (WITH SEWER): 100' MINIMUM LOT WIDTH (WITHOUT SEWER): 150' MINIMUM BUILDABLE AREA: NA MINIMUM AREA LYING ABOVE FLOODPLAIN: NA MINIMUM FRONT YARD: 20' - MAJOR THOROUGHFARE / 15' - MINOR STREET MINIMUM SIDE YARD: 10' MINIMUM REAR YARD: 10' MAXIMUM BUILDING HEIGHT: 55' MAXIMUM LOT COVERAGE: 80%
SITE DRAINAGE	REZONE CONCEPT PLAN NOTES
CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.	1. DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE. 2. ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN. 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCOONEE COUNTY UDC. 4. SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCOONEE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCOONEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED. 5. ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED. 6. ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE. 7. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.
PLANT LEGEND	
 SHADE TREE LARGE SHRUB 36" TALL SHRUB	
LANDSCAPING NOTE	
FOR CLARITY, LIMITED LANDSCAPING IS SHOWN ON THIS PLAN. LANDSCAPING, BUFFERING, PARKING LOT PLANTINGS, AND OTHER COUNTY REGULATED PLANTINGS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE OCOONEE COUNTY UDC AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL FOR EACH INDIVIDUAL LOT.	

REVISIONS	DESCRIPTION
DATE	

PITTMAN & GREER
ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE, GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

ISSUE PURPOSE
FOR REVIEW ONLY

MARS HILL PROFESSIONAL CAMPUS
14.8990 AC. - 0 MARS HILL ROAD
OCONEE COUNTY, GEORGIA

PROJECT NUMBER
2023-078

DATE
02.03.2025
REZONE CONCEPT PLAN
RZ01

**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) and AR (Agricultural Residential District) to zoning classification OIP (Office-Institutional Professional District) pursuant to an application for rezoning of property owned by Manor Holdings LLC submitted on April 21, 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 April 21, 2025, requesting a rezone of a ±2.95-acre tract of land located at Spartan Ln, 1011 Spartan Ln, and 1031 Spartan Ln, in Oconee County, Georgia, (tax parcel nos. C-03C-001AA, C-03C-002E, & C-03C-003E), 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 June 16, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 8, 2025.

ADOPTED AND APPROVED, this 8th of July, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
John Daniell, Chairman

ATTEST: _____
Mark Thomas, Member

Holly Stephenson
Clerk, Board of Commissioners

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ACTION DENYING REZONE REQUEST

APPLICATION SUBMITTED BY: Pittman & Greer Engineering

APPLICATION SUBMISSION DATE: April 21, 2025

RE: Request to rezone from zoning classification AG (Agricultural District) and AR (Agricultural Residential District) to zoning classification OIP (Office-Institutional Professional District) of a ±2.95-acre tract of land located at Spartan Ln, 1011 Spartan Ln, and 1031 Spartan Ln, Oconee County, Georgia, (tax parcel nos. C-03C-001AA, C-03C-002E, & C-03C-003E) zoned AG (Agricultural District) and AR (Agricultural Residential District).

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for rezoning.

This 8th of July, 2025.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
John Daniell, Chairman

ATTEST: _____
Mark Thomas, Member

Holly Stephenson
Clerk, Board of Commissioners

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

EXHIBIT “A” TO REZONE NO P25-0080

Page 1 of 11

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 and public waste services for the subject property shall convey 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.
4. The Owner shall submit and record a recombination plat that complies with the Concept Plan prior to submission of a Site Development Plan.
5. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick, stone, brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
6. The total building square footage shall not exceed 20,000 square feet as shown on the concept plan dated May 28, 2025.
7. A 1’ no access easement along the ROW of US 441 (Macon Highway) shall be indicated on the recombination plat for the OIP zoned area.
8. Service areas and dumpsters shall be visually screened from public view by a six-foot masonry wall with façade materials matching the exterior of principal structures with black painted metal/steel enclosure doors. Enclosure doors made of wood or chain link are prohibited.

EXHIBIT "A" TO REZONE NO P25-0080

Page 2 of 11

TAX MAP

REZONE # P25-0080 - MANOR HOLDINGS LLC

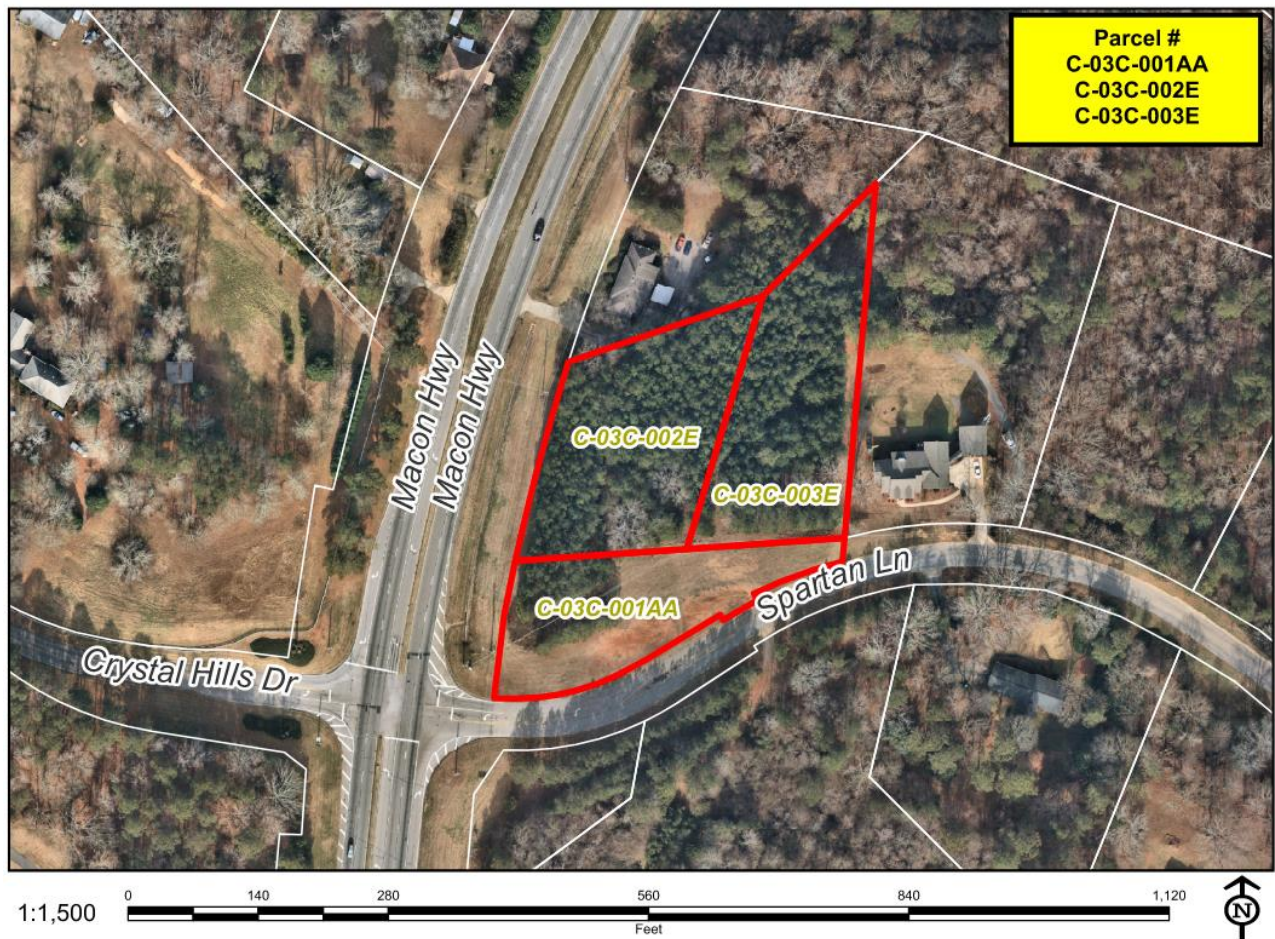


EXHIBIT "A" TO REZONE NO P25-0080

Page 3 of 11

LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 2.9313 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 the intersection of the easterly right-of-way of Hwy 441 and the northerly right-of-way of Spartan Lane at a R/W monument; thence continuing along the northerly right-of-way of Hwy 441 North 18 degrees 38 minutes 21 seconds West, 48.10 feet to a R/W monument; thence 43.08 feet along an arc of a curve to the right, said curve having a radius of 2,189.22 feet, a chord bearing of North 10 degrees 19 minutes 45 seconds East, and a chord distance of 43.08 feet to a point; thence 59.93 feet along an arc of a curve to the right, said curve having a radius of 2,189.23 feet, a chord bearing of North 12 degrees 22 minutes 51 seconds East, and a chord distance of 59.93 feet to a point; thence 244.87 feet along an arc of a curve to the right, said curve having a radius of 2,189.22 feet, a chord bearing of North 15 degrees 56 minutes 02 seconds East, and a chord distance of 244.75 feet to a point; thence continuing South 70 degrees 56 minutes 01 seconds West, 42.73 feet to a point; thence continuing North 75 degrees 14 minutes 31 seconds East, 134.28 feet to a point; thence continuing North 43 degrees 15 minutes 00 seconds East, 231.00 feet to a point; thence continuing South 3 degrees 56 minutes 13 seconds West, 392.15 feet to a point; thence continuing South 3 degrees 53 minutes 58 seconds West, 25.65 feet to a point; thence continuing 101.58 feet along an arc of a curve to the left, said curve having a radius of 480.00 feet, a chord bearing of South 69 degrees 5 minutes 14 seconds West, and a chord distance of 101.39 feet to a point; thence continuing South 28 degrees 17 minutes 42 seconds East, 8.00 feet to a point; thence continuing South 59 degrees 7 minutes 16 seconds West, 42.56 feet to a point; thence continuing North 31 degrees 8 minutes 59 seconds West, 6.06 feet to a point; thence continuing South 57 degrees 48 minutes 42 seconds West, 91.98 feet to a point; thence continuing South 60 degrees 37 minutes 28 seconds West, 12.19 feet to a point; thence continuing 160.36 feet along an arc of a curve to the right, said curve having a radius of 258.48 feet, a chord bearing of South 75 degrees 47 minutes 33 seconds, a chord distance of 157.80 feet to a point BEING THE TRUE POINT OF BEGINNING.

Said tract being the same as shown and delineated as rezone area on a rezone plan by Pittman and Greer Engineering, P.C. dated May 28, 2025 and compiled from a portion of plats from plat book 3 page 327, plat book 4 page 121, and plat book 37 page 428A.

EXHIBIT “A” TO REZONE NO P25-0080

Page 4 of 11

NARRATIVE

SPARTAN LANE MEDICAL PARK

REZONE SUBMITTED 04/21/2025 revised 05/28/2025

GENERAL DATA

Property Address: 0, 1011, 1031 Spartan Lane

Parcel: C03C 001AA, C03C 002E, C03C 003E

Owner: Manor Holdings LLC

Existing Zoning: AR

Proposed Zoning: OIP

Existing Use: Undeveloped

Proposed Use: Medical Office Park

Property Area: 2.93 acres

ADJACENT LAND USES AND ZONING

North – AR (single family residential – same property owner)

West – AR (across Hwy 441 – single family residential)

South – AR (undeveloped)

East –AR (single family residential)

OWNERSHIP TYPE

The development will be privately owned with up to 3 medical office buildings. Each building could be condo'd.

REZONE REQUEST NARRATIVE

The property is 2.93 acres and is currently zoned AR and undeveloped. The property owner is Manor Holdings LLC. The owner is seeking to rezone the property to OIP to allow for up to three medical office buildings to support the growing Hwy 441 corridor. The proposed maximum square footage of the development is 20,000 sf. These buildings could be used for medical use as well as general office use.

The medical office buildings will have a modern look consisting of a mix of brick, stone, glass, and decorative block. See representative architecture for projected building look.

NEW PROPERTY LINE FOR 8420 MACON HIGHWAY

8420 Macon Highway is an existing legal nonconforming lot of approximately 1.00 acres zoned AR. The southern property line bisects the existing house on the property. To remedy this bisecting line situation, additional area is being proposed to be added to this parcel so that the property line does not bisect the existing structure. The property would still be legal nonconforming but would remedy the bisecting issue and also increase the acreage of the lot to be closer to conformity, being a new 1.16 acres.

ACCESS

Access will be from a proposed driveway on Spartan Lane. There would be no access from Macon Highway.

NARRATIVE

TRAFFIC IMPACT

Per the Institute of Transportation Engineers, Trip Generation, 11th Edition (ITE Manual), the proposed development does generate the 500 trips per day that is required to trigger a Traffic Impact Analysis. A TIA has been submitted along with the rezone package.

Trip Generation is as follows:

Daily Trips

Medical Office (ITE Use 720) = 720 ADT (for 20,000 sf)

Peak Hour Trips

Medical Office (20k sf) Peak AM = 75 Peak Hour Trips

Medical Office (20k sf) Peak PM = 96 Peak Hour Trips

Per the TIA that has been submitted, the existing intersection at Hwy 441 and Spartan Lane does not meet the desired Level C Service at the Peak AM hour due to Athens Academy traffic. This is an existing system issue and is not created by this project. The project does not make this intersection worse than its existing condition.

WATER SUPPLY

Water will be provided by Oconee County Water Resources. A watermain exists in the right-of-way of Spartan Lane. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated water usage is 4,000 gpd.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended along Macon Highway in the public right-of-way to the Liftstation at Athens Academy. This extension will be approximately 2,340 lf of gravity main. There is an existing sewer forcemain in the right-of-way of Hwy 441 along the property frontage but connection to that line will not be allowed. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request.

Estimated sewer usage is 4,000 gpd.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor via dumpsters. Dumpsters will be shielded from view per the Oconee County UDC requirements.

UTILITIES

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

STORMWATER MANAGEMENT AND DRAINAGE

There will be a Stormwater Management Pond constructed onsite to manage the stormwater runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter along with RCP, CMP, or HDPE stormpipe will carry stormwater to the ponds.

NARRATIVE

IMPACT TO SCHOOL SYSTEM

There will be a positive impact to the school system from this development as it will generate tax dollars from taxes without adding to the number of children in the school system.

PROJECT SCHEDULE

Once zoning is approved in approximately July 2025 then site development plans will be created and permitted to begin construction in early 2026. The project could be built all at one time or in phases with each building being built as demand dictates.

BUFFERS

Buffers are shown along the adjacent property lines to the north and east, as required by OC-UDC Section 806. Please see the Rezone Concept Plan for specific buffer locations and widths. The buffers will be designed with details provided during the site development plans approval stage of the project. All other buffers and screening, per OC-UDC requirements, will be met during site development.

SIGNAGE

The project will have signage that will meet the Oconee County UDC and be permitted through the sign permit process.

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$8 Million.

EXHIBIT “A” TO REZONE NO P25-0080

Page 7 of 11

NARRATIVE

REPRESENTATIVE ARCHITECTURE

NARRATIVE



PLAT

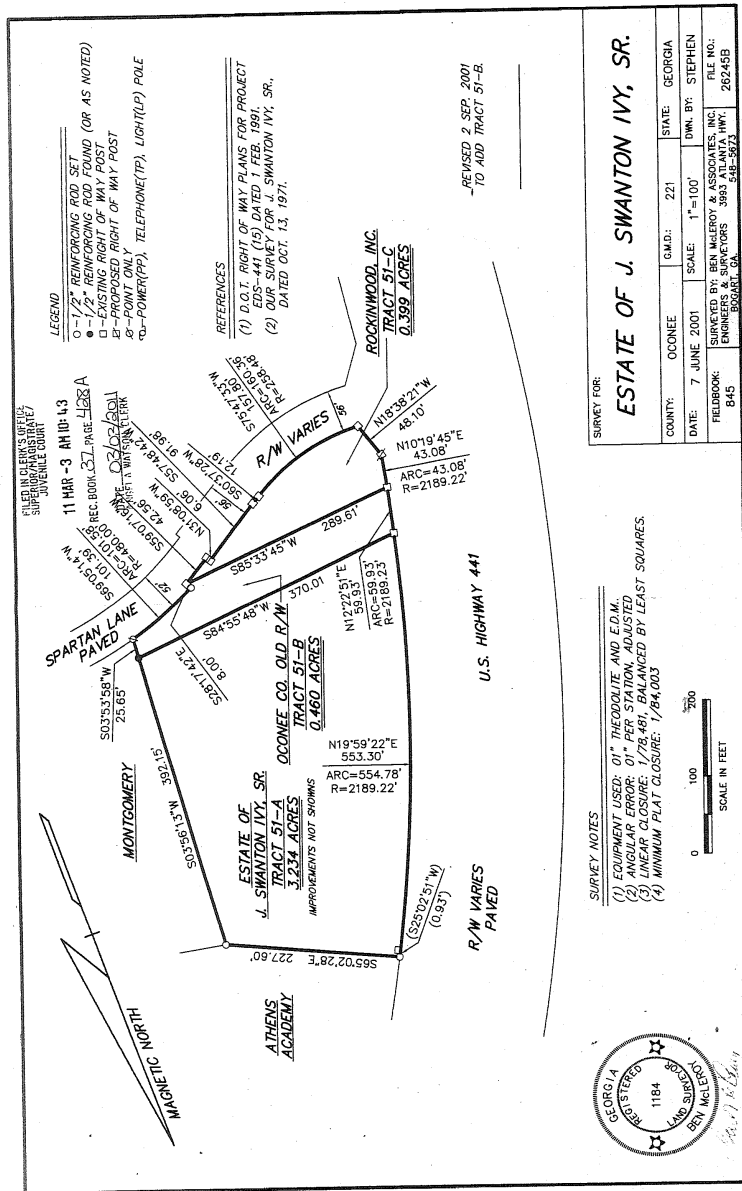


EXHIBIT "A" TO REZONE NO P25-0080

Page 10 of 11

PLAT

FILED IN OFFICE
CLERK OF SUPERIOR COURT
Exempt under the provisions of Section
104.2 of the Land Subdivision Regulations
of Oconee County, Georgia

Date: SEP 10 1997
REC BOOK 004 PAGE 214
DATE 10-20-97
SANDRA C. GLASS, CLERK

OWNERS CERTIFICATION
The owner of the land shown on this plat and whose name is subscribed herein, or person or through duly authorized agent, certifies that this plat was made from actual survey, that all taxes and county taxes have been paid.
Date: 9/9/97
Owner: [Signature]
Date: 9/9/97

The lots shown have been reviewed by the Oconee County Health Department and, except for the following lots, as noted, are approved for subdivision development. Each lot must be reviewed for final septic tank system placement prior to the issuance of a building permit.
Health Officer: [Signature]
Date: 9/9/97
Health Department Notes: [Signature]

HEALTH CERTIFICATION:
I hereby certify that the plans for private sewerage disposal systems on the subdivision plat attached hereto meet the requirements of the Health Department.
Health Officer: [Signature]
Date: 9/9/97

SATISFACTORY CERTIFIED SOIL SCIENTIST'S REPORT REQUIRED PRIOR TO SEPTIC TANK PERMIT

Oconee County Planning Department
AUTHORIZED FOR RECORDING
Wayne Probst
Planning Director

THIS PLAT SERVES TO RECOMBINE PORTIONS OF EXISTING TAX PARCELS AND DOES NOT CREATE A NEW LOT OR TAX PARCEL.

LOT 3 BLOCK E (REVISED) 1.089 ACRES
LOT 4 BLOCK E (REVISED) 1.827 ACRES (INCLUDING PARCEL A)

60' MINIMUM BUILDING SETBACK LINE

R/W OF U.S. HWY. 129 & 441 REFERENCED PLAT

SPARTAN LANE 60' R/W 25' PAV'T

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown herein actually exist or are marked as "future", and that all requirements of the Land Subdivision Regulations of Oconee County, GA, have been fully complied with.
[Signature]
Georgia Registered Land Surveyor No. 2049

THIS LOT IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN
[Signature]
Georgia Registered Land Surveyor No. 2049

I hereby certify, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
[Signature]
Georgia Registered Land Surveyor No. 2049

REF: PLAT BOOK 004 PAGE 181
PLAT BOOK 004 PAGE 214

NOTE: PARCEL "A" REPRESENTS A PORTION OF LOT 3, BLOCK E, IS TO BE COMBINED WITH LOT 4, BLOCK E, TO FORM ONE LOT.

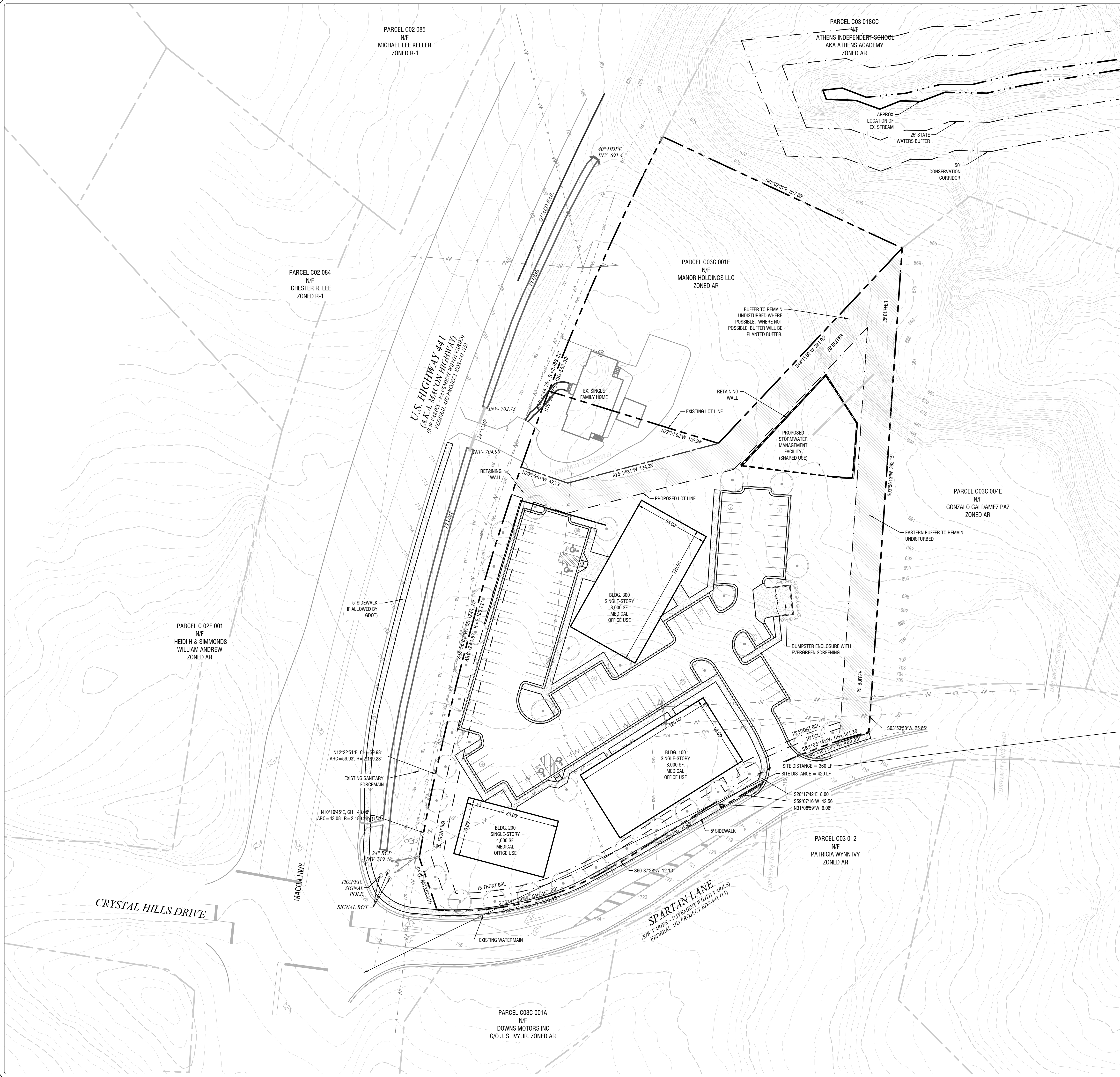
REVISION OF LOTS 3 & 4, BLOCK E SWANTON IVY, SR. SUBDIVISION

1" = 60'

GEORGIA
REGISTERED
LAND SURVEYOR
RAY N. WOODS

SURVEY FOR
MELISSA LYNN MONTGOMERY & GREGORY SCOTT MONTGOMERY

GMD: 221	COUNTY: OCONEE	STATE: GA	DATE: 09 - 05 - 97	THEODOLITE: TOPCON
DRAWN BY: MIKE W.	SURVEYED BY: RAY N. WOODS			DISTANCE EQUIP: TOPCON
FIELD BOOK: D-74	LAND SURVEYOR: WINTERVILLE, GEORGIA 30683 (706) 742-8596			CLOSURE: 1/29,200
				ANGLE CLOSURE: 2" PER



SITE COVERAGE DATA - OCONEE

TOTAL PROJECT ACREAGE: 2.9313 ACRES (127,685.00 SF.)
EXISTING LOT COVERAGE: 0.00 SF (0.00% OF SITE)
BUILDINGS: 0.00 (0.00% OF SITE)
PAVING: 0.00 (0.00% OF SITE)
CONCRETE & SIDEWALKS: 0.00 (0.00% OF SITE)
GRAVEL: 0.00 (0.00% OF SITE)

PROPOSED LOT COVERAGE: 41,028.00 SF. (31.00% OF NET SITE)
BUILDINGS & CANOPY: 20,000.00 SF. (15.11% OF NET SITE)
PAVING: 31,178.00 SF. (23.56% OF NET SITE)
SIDEWALKS & CONCRETE AREAS: 9,850.00 SF. (7.44% OF NET SITE)

TOTAL LANDSCAPE AREA: 91,333 SF (69.00% OF NET SITE)

LANDSCAPING REQUIREMENTS:
1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA
31,178.00 SF. / 3,600 SF. = 8.66 REQUIRED
15 PROPOSED

1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP
819 LF. / 40 LF. = 21 REQUIRED
22 PROPOSED

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

PARKING DATA

REQUIRED PARKING: 67 SPACES
OFFICES-MEDICAL = 1 SPACES/300 SF. OF GROSS FLOOR AREA
(20,000/300)*1 = 67 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 96 SPACES
STANDARD SURFACE: 62 (9X19', 2 OF THOSE ARE HANDICAP ACCESSIBLE)
REDUCED SURFACE: 35 (9X17.5')

BUILDING DATA

PROPOSED BUILDING AREA: 20,000 SF.
BUILDING 100 - 8,000 SF.
BUILDING 200 - 4,000 SF.
BUILDING 300 - 8,000 SF.

PROPOSED BUILDING HEIGHT: <40'

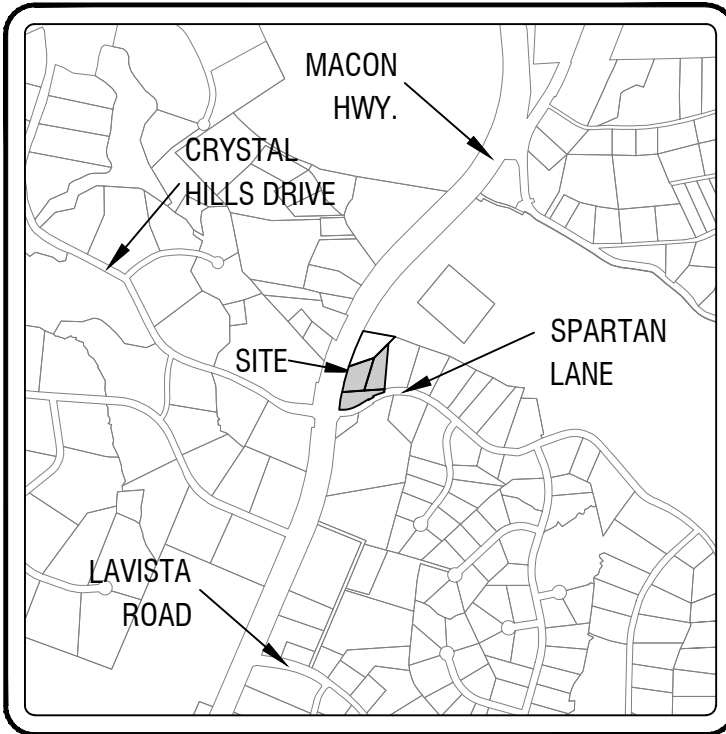
REZONE CONCEPT PLAN NOTES

- DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
- ALL CURB RADII SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCONEE COUNTY UDC.
- SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE OCONEE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE OCONEE COUNTY UDC AT THE TIME THE PERMITS ARE REQUESTED.
- ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

OIP ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 10,000 SF.
MINIMUM LOT AREA (WITHOUT SEWER): 1.00 AC.
MINIMUM LOT WIDTH (WITH SEWER): NA
MINIMUM LOT WIDTH (WITHOUT SEWER): NA
MINIMUM BUILDABLE AREA: NA
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA
MINIMUM FRONT YARD: 20' MAJOR THOROUGHFARE / 15' - MINOR STREET
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM LOT COVERAGE: 70%

VICINITY MAP - 1"=2000'



PROJECT DATA

PROPERTY OWNER: MANOR HOLDINGS LLC
675 PULASKI STREET, SUITE 2300
ATHENS, GEORGIA 30601
ATTN: MATT RICHARDSON, 706-254-2885

DEVELOPER: MANOR HOLDINGS LLC
675 PULASKI STREET, SUITE 2300
ATHENS, GEORGIA 30601
ATTN: MATT RICHARDSON, 706-254-2885

AUTHORIZED AGENT: PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE, GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 0, 1011, 1031 SPARTAN LANE

TAX PARCEL: C03C 001AA, PORTION OF C03C 002E, C03C 003E

TOTAL PROJECT ACREAGE: 2.9313 ACRES (127,685.00 SF.)

CONTOUR INTERVAL: 1' OCONEE COUNTY GIS TOPO.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A COMBINATION OF PLATS FROM PLAT BOOK 3 PAGE 327, PLAT BOOK 4 PAGE 121, AND PLAT BOOK 37 PAGE 428A.

EXISTING ZONING: AR

PROPOSED ZONING: OIP

EXISTING USE: UNDEVELOPED

PROPOSED USE: MEDICAL OFFICE

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C0070E, WITH AN EFFECTIVE DATE OF 09.15.2022, FOR COMMUNITY PANEL NUMBER 130453, (OCONEE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THERE ARE NO WATERCOURSES (PER THE UDC DEFINITION OF WATERCOURSE) ENTERING THE SITE NOR LEAVING THE SITE, THEREFORE, NO WATERCOURSES ARE DELINEATED ONSITE.

SERVICE PROVIDERS

WATER: OCONEE COUNTY WATER RESOURCES DEPARTMENT
SANITARY SEWER: OCONEE COUNTY WATER RESOURCES DEPARTMENT VIA AN EXTENSION ALONG MACON HWY APPROX 2,340 LF TO PUMPSTATION AT ATHENS ACADEMY.
ELECTRIC: WALTON EMC
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
STORM SEWER: OCONEE COUNTY PUBLIC WORKS DEPARTMENT
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

PLANT LEGEND

SHADE TREE

REVISIONS	DESCRIPTION
DATE	

PITTMAN & GREER
ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE, GEORGIA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 1478
WILLIAM J. GREER
ISSUE PURPOSE
FOR REVIEW ONLY

SPARTAN MEDICAL
2.9313 AC. - 0, 1011, 1031 SPARTAN LANE
OCONEE COUNTY, GEORGIA

N
SCALE 1" = 40'
0 20 40
PROJECT NUMBER
2024-006
811 Know what's below. Call before you dig.
DATE
05.28.2025
REZONE CONCEPT PLAN
RZ01

**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 Rodney Jones on April 21, 2025 requesting Special Use Approval on a ±6.63-acre tract of land located on 2421 Malcom Bridge Rd, Oconee County, Georgia, tax parcel no. B-02T-001CA, on property owned by Lenru Development, LLC, 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 Other Amusement and Recreation Uses.

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 June 16, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 8, 2025.

ADOPTED AND APPROVED, this 8th day of July.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell, Chairman

ATTEST:

Mark Thomas, Member

Holly Stephenson
Clerk, Board of Commissioners

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ACTION DENYING SPECIAL USE APPROVAL REQUEST

APPLICATION SUBMITTED BY: Rodney Jones

APPLICATION SUBMISSION DATE: April 21, 2025

RE: Request for Special Use Approval on a ±6.63-acre tract of land located on 2421 Malcom Bridge Rd, Oconee County, Georgia, (tax parcel no. B-02T-001CA), on property owned by Lenru Development, LLC, for Other Amusement and Recreation Uses.

After consideration and a motion and second, the Oconee County Board of Commissioners does hereby deny the above-referenced request for a Special Use Approval.

This 8th day of July.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____
John Daniell, Chairman

Mark Thomas, Member

ATTEST: _____
Chuck Horton, Member

Holly Stephenson
Clerk, Board of Commissioners

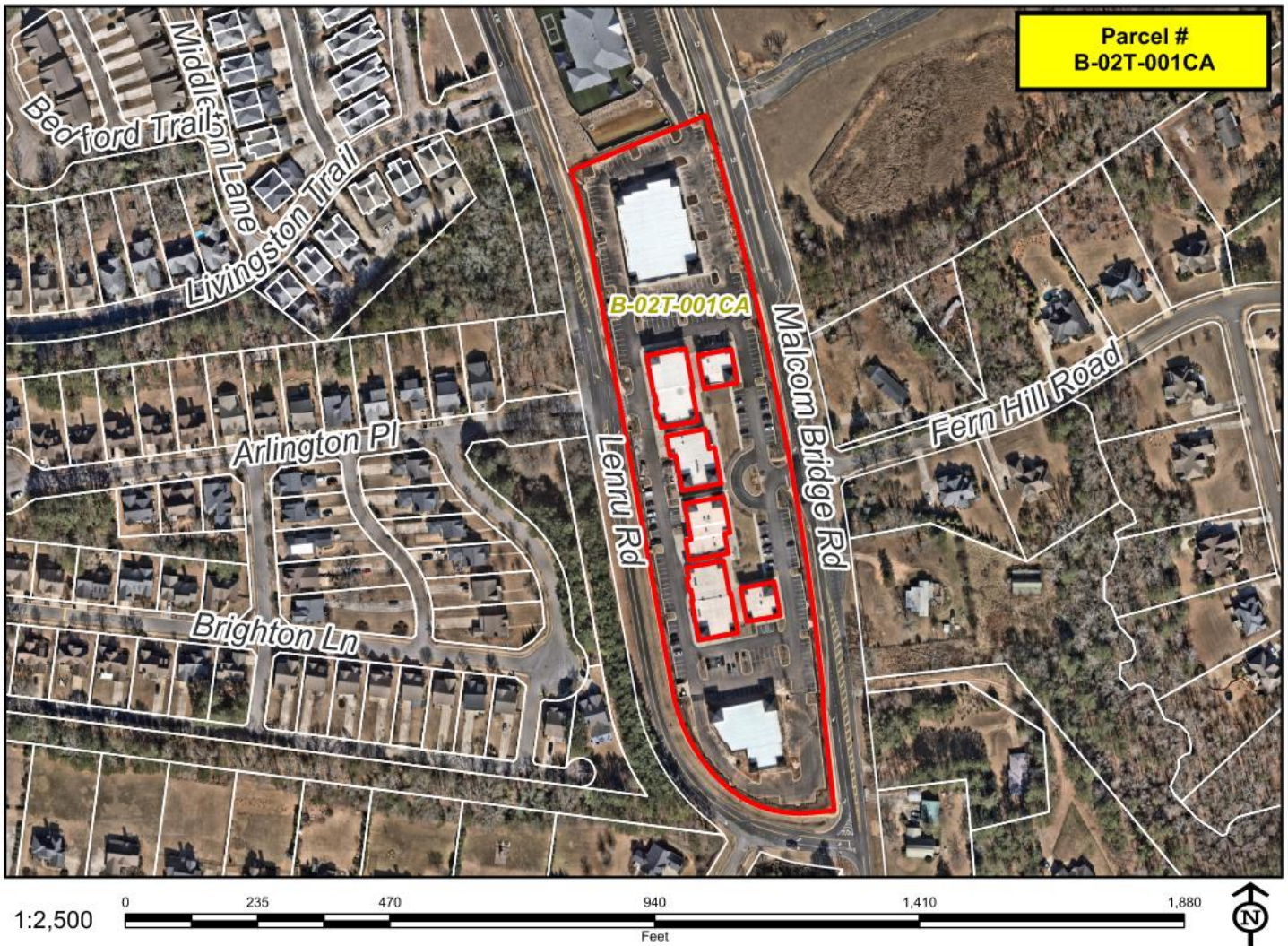
Amrey Harden, Member

Mark Saxon, Member

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 and public waste services 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.

SPECIAL USE # P25-0081 - LENRU DEVELOPMENT



LEGAL DESCRIPTION**BUILDING 800 LEGAL DESCRIPTION:**

All that tract or parcel of land, containing 19,881 square feet, more or less, designated as Building 800 (consisting of Units 810 and 820) of The Village at Malcom Bridge Condominium, situate, lying and being in the 240th District, G. M. of Oconee County, Georgia, and being particularly described as follows:

To locate the Point of Beginning, commence at GPS Monument set at Georgia West Zone State Plane Coordinates N = 1423145.439 E = 2496692.114, thence running South 24°13'07" West 121.96 feet to a point, which point is the POINT OF BEGINNING of the within described property; thence from said Point of Beginning as thus established, running thence South 10°25'32" East 12.22 feet to a point; thence North 79°34'28" East 0.25 feet to a point; thence South 10°25'32" East 42.66 feet to a point; thence North 79°34'28" East 5.03 feet to a point; thence South 10°25'45" East 59.98 feet to a point; thence North 79°34'15" East 5.03 feet to a point; thence South 10°22'44" East 37.29 feet to a point; thence South 79°36'22" West 0.25 feet to a point; thence South 10°22'44" East 18.36 feet to a point; thence South 79°36'22" West 18.23 feet to a point; thence South 10°23'38" East 0.25 feet to a point; thence South 79°36'22" West 94.91 feet to a point; thence North 10°23'38" West

0.25 feet to a point; thence South 79°36'22" West 12.17 feet to a point; thence North 10°25'32" West 12.08 feet to a point; thence South 79°34'28" West 0.25 feet to a point; thence North 10°25'32" West 131.20 feet to a point; thence North 79°34'28" East 0.25 feet to a point; thence North 10°25'32" West 12.16 feet to a point, thence North 79°34'28" East 12.24 feet to a point; thence North 10°25'32" West 0.25 feet to a point; thence North 79°34'15" East 17.52 feet to a point; thence North 10°25'45" West 4.94 feet to a point; thence North 79°34'28" East 30.03 feet to a point; thence North 10°25'32" West 10.05 feet to a point; thence North 79° 34'28" East 43.28 feet to a point; thence South 10°25'32" East 0.25 feet to a point; thence North 79°34'28" East 12.22 feet to a point, which point is the POINT OF BEGINNING.

LEGAL DESCRIPTION

NARRATIVE

The Village at Malcom Bridge

A Multi-Use Retail Complex
2421 Malcom Bridge Road
Oconee County, Georgia
Tax Parcel B-02T-001CA
7.524 Acres

SUP Request for a Family Entertainment Center

Narrative

The purpose of this application is to request a special use permit for The Village at Malcom Bridge, a 7.524-acre commercial development located at the intersection of Lenru Road and Malcom Bridge Road. The site is zoned B-1 (General Commercial District) per Oconee County rezoning case #3539, approved 2/10/04, and rezoned to B-1 with modifications per case #7508, approved 10/2/18.

The project was split into three separate phases for construction and is currently undergoing the final platting and asbuilt process with the county. The development now includes 8 buildings ranging in size from less than 4,000 sf to over 18,000 sf. These buildings are commercial condominiums. The estimated value of the project at completion is \$9.5 million.

The development primarily includes restaurant and retail tenants, but may also include professional offices, physician offices, dry cleaners, hair salons, banks, art galleries, performance studios, food markets, bakeries, locksmiths, photographers and other uses deemed appropriate under B-1 zoning.

A special use permit is requested to allow for Amusement and Recreation Uses (NAICS Ref. 71399) in Suite 820, which was built during phase three of the development. The Village Clubhouse would feature state-of-the-art bowling lanes, cutting-edge golf simulators, an extensive arcade, and a restaurant operated by a respected local restaurateur. This innovative Family Entertainment Center addresses the community's need for diverse, high-quality leisure options under one roof.

Adjacent Properties

The property is 7.524 acres with overall dimensions of approximately 1300'x250'. The property has an elongated shape that begins at the intersection of Malcom Bridge Road and Lenru Road and runs northward with road frontage along both rights-of-way.

The parcel to the north was recently developed for Peach State Academy, a child care learning center. The remaining property lines are along Oconee County right-of-way. The properties across the adjacent roads are zoned R-2-MPD to the west, AG to the south and AG and R-1 to

NARRATIVE

the east. These properties are currently developed and used for public schools and single-family residences.

Development Details

The development was designed in accordance with the Oconee County Unified Development Code for B-1 zoning. It is specifically intended that the landscaping, buildings, signage, uses and hours of operation are regulated in a manner to cooperate harmoniously and minimize adverse impacts to the surrounding areas.

Architecture

All buildings, monuments, and other vertical structures have complimentary design features, colors and materials. Exterior wall surfaces are either brick veneer, stone veneer, cement-based siding, stucco or glass. Roof materials include architectural tab shingles, tile, slate, wooden shakes or standing seam metal. The minimum roof pitch is 6:12 for gables or hipped roofs. The maximum building height is 35 feet. Chimneys and cupolas are allowed. Roof-mounted equipment such as solar panels and HVAC units are prohibited as well as outside neon lighting and signs higher than the eaves line of the roof.

Access and Traffic

369 parking spaces are provided for the entire development which gives a ratio of more than 5 spaces per 1,000 sf. There is a continuous drive around the perimeter of the buildings for staff, customer, vendor and emergency access. The site is designed to discourage through-traffic by eliminating sight lines and direct paths between each public road.

Vehicular parking, truck loading areas and 5' pedestrian sidewalks are provided throughout the development with ADA ramps and crosswalks as necessary. The site shall be extensively landscaped around the perimeter with a mix of landscaping and hardscaping around central common areas and focal points. The primary drive and parking areas is paved asphalt with 24" concrete curb and gutter.

Traffic Impact

According to the *Trip Generation, 8th Edition* manual published by the Institute of Transportation Engineers, for bowling alleys (ITE Land Use #437) the average trip generation rate is 33.33 trips per 1,000 sf leasable space per weekday. For a multipurpose recreational facility (ITE Land Use #435) the average trip generation rate is 1.99 trips per 1,000 sf leasable space per weekday. The average trip generation rate for shopping centers (ITE Land Use #820) is 42.94 trips per 1,000 sf leasable space per weekday. During the initial permitting process, traffic was analyzed for the entire development as a shopping center. Since the average trip generation rates for a bowling alley and multipurpose recreational facility were less than a shopping center, we kept the original traffic impact analysis as it assumed the greater demand.

NARRATIVE

The average trip generation rate for shopping centers (ITE Land Use #820) is 42.94 trips per 1,000 sf leasable space per weekday. The morning and evening hourly rates are 1.00 and 3.73 trips per peak hour of adjacent street traffic, respectively.

Assuming full build-out of 75,240 sf, the proposed traffic impact will be:

(75,240 sf) (42.94 daily trips/1000 sf) = 3,231 trips per day

(75,240 sf) (1.00 AM trips/1000 sf) = 75 trips per morning peak hour

(75,240 sf) (3.73 PM trips/1000 sf) = 281 trips per evening peak hour

The development includes a full access drive at the main entrance on Malcom Bridge Road which aligns with Fern Hill Road, a full access drive at the rear entrance on Lenru Road which aligns with Arlington Place and a full access drive near the southern portion along Lenru Road. Interparcel access is provided throughout the development and extended to the recently developed parcel along the northern property line.

A traffic study was conducted by A&R Engineering, Inc. for full buildout of 75,240 sf of development. According to the study, *Traffic Impact Study for Malcom Bridge Road Development*, dated June 21, 2018, no traffic signal or left-turn lanes are required. Deceleration lanes were recommended and installed at each entrance.

Utilities

Water and sanitary sewer are available onsite and are provided by Oconee County. Domestic and fire protection water service are tapped from existing mains running along Malcom Bridge Road and Lenru Road. Sanitary sewer gravity flows into an existing main across Lenru Road and drains to the Triple Creek Pump Station. At this time, water and sewer connections have been made and are currently being asbuilt.

Stormwater Drainage

The existing topography slopes gently towards Malcom Bridge Road. The development utilizes underground ponds to provide water quality, channel protection and peak flow detention in a similar pattern to the predeveloped conditions. The asbuilt underground ponds have been certified and meet the local and state requirements.

Impact to Schools

The proposed entertainment center is not expected to adversely affect the local school. The Village Clubhouse provides an interactive environment where families and friends can gather to enjoy different activities. The close proximity to Malcom Bridge Elementary School and Malcom Bridge Middle School, located immediately east of the site, creates a convenient location for families in the community.

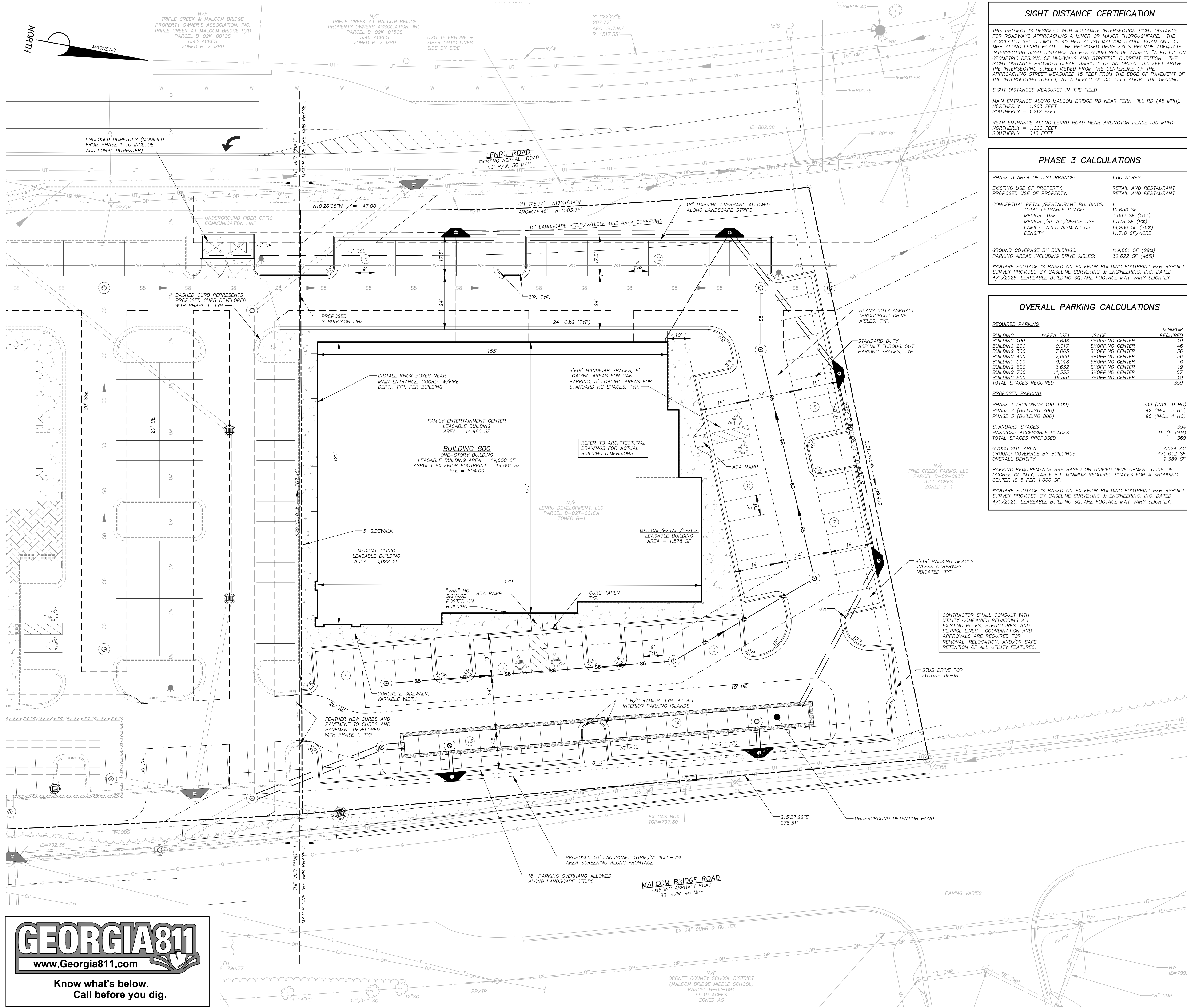
NARRATIVE

Landscaping

The site is extensively landscaped around the perimeter with a mix of landscaping and hardscaping around central common areas and focal points. All landscaping shall be installed and maintained in accordance with the approved landscape plan.

Schedule

The overall development is within the final stages of construction. Pending approval of the SUP, the family entertainment center is expected to open within the next few months.



SIGHT DISTANCE CERTIFICATION

THIS PROJECT IS DESIGNED WITH ADEQUATE INTERSECTION SIGHT DISTANCE FOR ROADWAYS APPROACHING A MINOR OR MAJOR THOROUGHFARE. THE REGULATED SPEED LIMIT IS 45 MPH ALONG MALCOM BRIDGE ROAD AND 30 MPH ALONG LENRU ROAD. THE PROPOSED DRIVE EXITS PROVIDE ADEQUATE INTERSECTION SIGHT DISTANCE AS PER GUIDELINES OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", CURRENT EDITION. THE SIGHT DISTANCE PROVIDES CLEAR VISIBILITY OF AN OBJECT 3.5 FEET ABOVE THE INTERSECTING STREET VIEWED FROM THE CENTERLINE OF THE APPROACHING STREET MEASURED 15 FEET FROM THE EDGE OF PAVEMENT OF THE INTERSECTING STREET, AT A HEIGHT OF 3.5 FEET ABOVE THE GROUND.

SIGHT DISTANCES MEASURED IN THE FIELD

MAIN ENTRANCE ALONG MALCOM BRIDGE RD NEAR FERN HILL RD (45 MPH):
NORTHERLY = 1,263 FEET
SOUTHERLY = 1,212 FEET

REAR ENTRANCE ALONG LENRU ROAD NEAR ARLINGTON PLACE (30 MPH):
NORTHERLY = 1,020 FEET
SOUTHERLY = 648 FEET

PHASE 3 CALCULATIONS

PHASE 3 AREA OF DISTURBANCE: 1.60 ACRES

EXISTING USE OF PROPERTY: RETAIL AND RESTAURANT
PROPOSED USE OF PROPERTY: RETAIL AND RESTAURANT

CONCEPTUAL RETAIL/RESTAURANT BUILDINGS:

TOTAL LEASABLE SPACE:	19,650 SF
MEDICAL USE:	3,092 SF (16%)
MEDICAL/RETAIL/OFFICE USE:	1,578 SF (8%)
FAMILY ENTERTAINMENT USE:	14,980 SF (76%)
DENSITY:	11,710 SF/ACRE

GROUND COVERAGE BY BUILDINGS: *19,881 SF (29%)
PARKING AREAS INCLUDING DRIVE AISLES: 32,622 SF (45%)

*SQUARE FOOTAGE IS BASED ON EXTERIOR BUILDING FOOTPRINT PER ASBUILT SURVEY PROVIDED BY BASELINE SURVEYING & ENGINEERING, INC. DATED 4/1/2025. LEASABLE BUILDING SQUARE FOOTAGE MAY VARY SLIGHTLY.

OVERALL PARKING CALCULATIONS

REQUIRED PARKING	*AREA (SF)	USAGE	MINIMUM REQUIRED
BUILDING 100	3,636	SHOPPING CENTER	19
BUILDING 200	9,017	SHOPPING CENTER	46
BUILDING 300	7,065	SHOPPING CENTER	36
BUILDING 400	7,060	SHOPPING CENTER	36
BUILDING 500	9,018	SHOPPING CENTER	46
BUILDING 600	3,632	SHOPPING CENTER	19
BUILDING 700	11,331	SHOPPING CENTER	57
BUILDING 800	9,881	SHOPPING CENTER	10
TOTAL SPACES REQUIRED			359

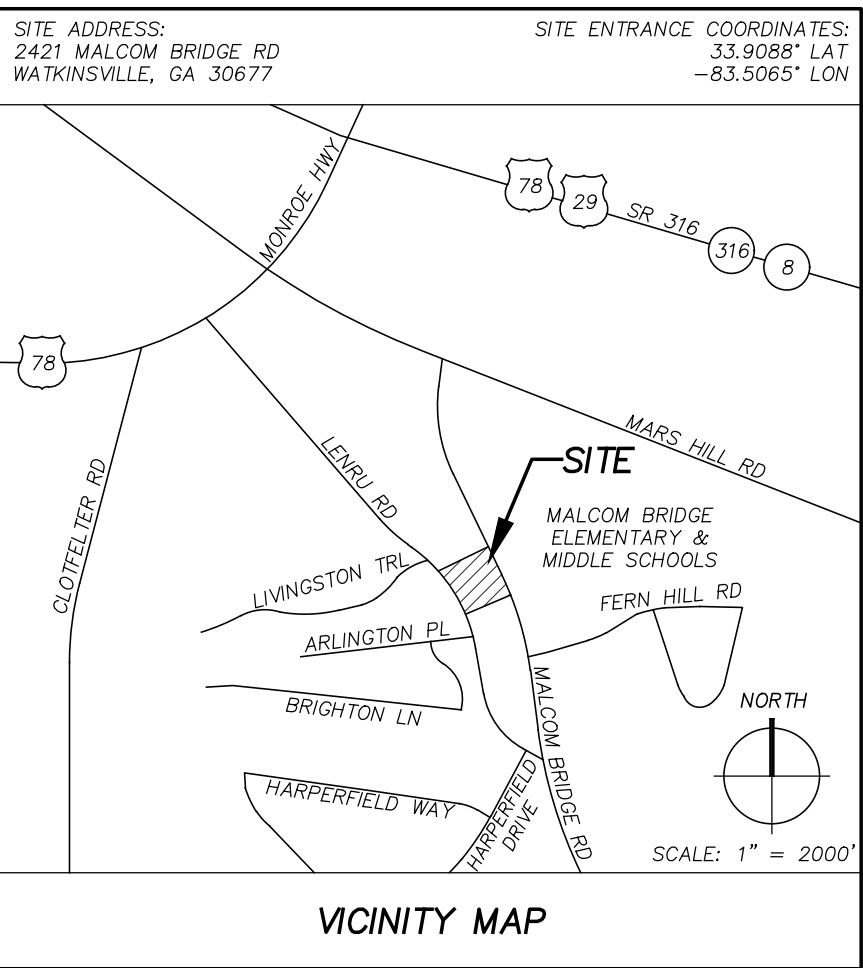
PROPOSED PARKING

PHASE 1 (BUILDINGS 100-600)	239 (INCL. 9 HC)
PHASE 2 (BUILDING 700)	42 (INCL. 2 HC)
PHASE 3 (BUILDING 800)	90 (INCL. 4 HC)
TOTAL SPACES PROVIDED	354
HANDICAP ACCESSIBLE SPACES	15 (5 VAN)
TOTAL SPACES PROPOSED	369

GROSS SITE AREA: 7,524 AC
GROUND COVERAGE BY BUILDINGS: *70,642 SF
OVERALL DENSITY: 9,389 SF/AC

PARKING REQUIREMENTS ARE BASED ON UNIFIED DEVELOPMENT CODE OF OCOONEE COUNTY, TABLE 6.1, MINIMUM REQUIRED SPACES FOR A SHOPPING CENTER IS 3 PER 1,000 SF.

*SQUARE FOOTAGE IS BASED ON EXTERIOR BUILDING FOOTPRINT PER ASBUILT SURVEY PROVIDED BY BASELINE SURVEYING & ENGINEERING, INC. DATED 4/1/2025. LEASABLE BUILDING SQUARE FOOTAGE MAY VARY SLIGHTLY.



PROJECT NOTES

SITE INFORMATION

- THE SUBJECT PROPERTY IS TAX PARCEL B-02T-DOTCA LOCATED IN UNINCORPORATED OCOONEE COUNTY, GEORGIA.
- THE GROSS SITE AREA IS 1,678 ACRES. THE NET SITE AREA AFTER RIGHT-OF-WAY DEDICATION IS 1,644 ACRES.
- THE SITE IS ZONED B-1 (GENERAL COMMERCIAL DISTRICT) PER OCOONEE COUNTY REZONING CASE #2539, APPROVED 2/10/04, AND REZONED TO B-1 WITH MODIFICATIONS PER CASE #7508, APPROVED 10/2/18.
- THE GENERAL AND CONDITIONAL JURISDICTIONAL SITE RESTRICTIONS ARE: FRONT BUILDING SETBACK - 50 FEET FROM STREET CENTERLINE, OR 20 FEET FROM RIGHT-OF-WAY
SIDE BUILDING SETBACK - 10 FEET
REAR BUILDING SETBACK - 10 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM BUILDING DENSITY - 10,000 SF/AC
MAXIMUM TENANT SPACE - 15,000 SF PER SINGLE TENANT
- SURVEY INFORMATION IS PROVIDED BY BASELINE SURVEYING AND ENGINEERING, INC., DATED 4/1/25.
- EXISTING TOPOGRAPHY IS PROVIDED BY THE SURVEYOR AND IS BASED ON LIDAR DATA VERIFIED BY FIELD SURVEY. ALL TOPOGRAPHY ELEVATIONS ARE SET TO MEAN SEA LEVEL.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AS PER FIRM PANEL 13219C00450, DATED 9/2/09.
- THERE ARE NO SURVEYED WETLANDS OR BUFFERED STATE WATERS ONSITE.
- THERE ARE NO EXISTING TREE AREAS TO BE RETAINED.
- THE EXISTING SITE IS UNDEVELOPED AND WOODED.
- FINAL DESIGN AND LOCATION OF THE REQUIRED TRAFFIC IMPROVEMENTS SHALL BE PERMITTED SEPARATELY AND SUBJECT TO REVIEW AND APPROVAL BY THE PUBLIC WORKS DIRECTOR.

UTILITY INFORMATION

- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY OCOONEE COUNTY.
- SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY OCOONEE COUNTY. THE CONNECTION TO SEWER IS SUBJECT TO THE AVAILABILITY AND APPROVAL BY THE WATER RESOURCE DEPARTMENT AND PUBLIC WORKS DEPARTMENT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

GENERAL NOTES

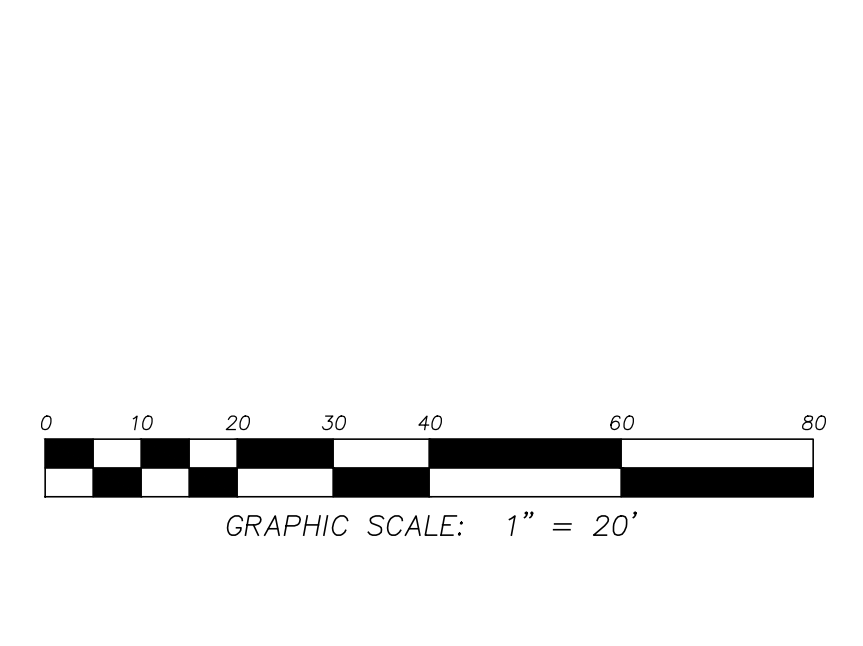
- THE DEVELOPER WILL DEFEND AND HOLD HARMLESS OCOONEE COUNTY FROM ANY LIABILITY OR PROPERTY DAMAGE RESULTING FROM USE OF PRIVATE DRIVE, ACCESS AND UTILITY EASEMENTS.
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- ALL UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
- THE SIGN EASEMENTS AND SIGNS SHALL COMPLY WITH THE OCOONEE COUNTY SIGN REGULATIONS IN EXISTENCE AT THE TIME OF SIGN PERMITTING.
- THE OWNER, ALL AT OWNERS EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE WATER SERVICES FOR SUBJECT PROPERTY AND SHALL CONVEY 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.

OCOONEE COUNTY INSPECTIONS

NOTIFY OCOONEE COUNTY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (706) 769-3907

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.



RWJ010
SUP EXHIBIT
5/22/25

DOVETAIL
civil design inc.

3651 Mars Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

ISSUE	DATE	DESCRIPTION
1	4/18/25	SUP SUBMITTAL TO COUNTY
2	5/22/25	COMMENTS ADDRESSED, RESUBMITTAL TO COUNTY

The Village at Malcom Bridge
SPECIAL USE PERMIT EXHIBIT

OWNER/DEVELOPER INFORMATION:
LENRU DEVELOPMENT, LLC
1516 BRAKEN COURT
BOGART, GA 30622
CONTACT: RODNEY JONES
PHONE: (706) 207-2337

24-HR CONTACT: RODNEY JONES, (706) 207-2337

1.678 ACRES
ZONED B-1

PROJECT NUMBER:	RWJ010
DATE:	5/22/25
ISSUE NUMBER:	1
CHECKED BY:	ROB
SHEET TITLE:	

SUP EXHIBIT

SHEET NUMBER:
C1

OF 1 SHEET

GEORGIA811
www.Georgia811.com

Know what's below.
Call before you dig.



Oconee County Department Memorandum

DATE: 7/8/2025

TO: Oconee County Board of Commissioners

FROM: Oconee County Water Resources Department

SUBJECT: Award of ISO Fire Hydrant Flow Testing & Inspection Program (RFQP 25-01-009)

ISSUE SUMMARY:

Oconee County issued RFQP 25-01-009, and four proposals were submitted. Oconee County has been dissatisfied with the performance of the original contractor and would like to pursue negotiations and award to Georgia Hydrant. This contract is one year with four annual renewal options.

RECOMMENDATION:

Move forward with negotiations and award contract to Georgia Hydrant Services, Inc., authorizing the Chairman to approve / sign contract with a "Not to Exceed" cost of \$200,000.

FINANCIAL IMPACT:

Not to Exceed \$200,000 annually over the next 5 years

This request includes all necessary budget amendments up to the contract amount for the life of the project.

May 14, 2025

Oconee County Public Works
Attention: Jody Woodall
7635 Macon Highway
Watkinsville, GA 30677

Mr. Woodall,

We are requesting the abandonment of the rights of way and roads named Preserve Landing and Pointe Court located in Bishop Pointe Preserve subdivision in Oconee County. Our company owns all of the property in Bishop Pointe Preserve subdivision fronting both sides of the above listed roads we are requesting abandoned.

The request will allow us to install private water utilities in the subdivision to provide water to future residents rather than depending on individual wells. The water department does not currently have infrastructure within a feasible distance to supply water to this subdivision.

On the attached plat you will see the lots that are owned by our company and the roads requested for abandonment. I have also attached the Right of Way Deed that we provided to Oconee County for these roads in June of 2020.

If I can provide any additional information please do not hesitate to contact me at 770-601-8583.

Regards,



Ned Butler
TMFT Lot Investments, LLC
Vice President

cc: Daniel Haygood, Guy Herring, and John Daniell

DDC# 005058
FILED IN OFFICE
7/22/2020 01:46 PM
BK1556 PG12-5
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Return Recorded Document to:
McMichael & Gray, PC
574 Canyon Road
Suite 100
Loganville, GA 30052

OCONEE COUNTY, GEORGIA
Paid \$ -0-

Date: July 22, 2020
Angela Elder-Johnson
Clerk of Superior Court

PT 61 2020 000904

LIMITED WARRANTY DEED
FOR RIGHT OF WAY

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, Made the 6th day of June, 2020 between TMFT LOT INVESTMENTS, LLC, of the County of Walton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and OCONEE COUNTY, State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in G.M.D. 222, Oconee County, Georgia, being the 60 foot right of way and attached cul-de-sacs of Preserve Landing and Palate Court as shown on Index Sheet for Bishop Palate Preserve dated 3/6/2020, prepared by Baseline Surveying & Engineering, Inc., Georgia Registered Land Surveyor Ray N. Woods, GRLS No. 2049, recorded in Plat Books 2020, Pages 57-59, Oconee County, Georgia Records, which plat is incorporated herein for a more complete description.

THIS CONVEYANCE IS BEING MADE SUBJECT TO any encumbrances, easements, restrictions and other matters of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FREE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered

TMFT LOT INVESTMENTS, LLC

In the presence of:

By: [Signature]
Name: Michael P. [Signature]
Title: OF

Unofficial Witness

Laura Rooks
Notary Public



9766382786
PARTICIPANT ID

BK:2020 PG:57-57

P2020000057

FILED IN OFFICE
CLERK OF COURT
06/02/2020 02:29 PM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

Reserved for Clerk of Court

MAGNETIC NORTH

Sheet No. 2

Sheet No. 3

TRAVERSE IS IN
NUMERICAL ORDER

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N85°30'E	25.50	134	S85°15'30"E	8.00	211	N62°45'30"W	24.31
2	S82°15'30"E	33.48	135	S87°30'30"E	8.84	212	N65°48'30"W	51.81
3	S71°14'41"E	53.40	136	S79°04'03"E	10.56	213	N67°34'54"W	21.89
4	S41°11'48"E	14.37	137	S32°28'51"E	8.48	214	N46°35'30"W	86.01
5	S81°18'48"E	17.55	138	S45°35'50"E	4.76	215	S78°56'51"W	14.52
6	N88°32'23"E	64.85	139	S68°03'54"E	14.50	216	S35°32'37"W	140.85
7	N82°32'28"E	21.13	140	S28°48'18"W	12.76	217	S34°58'10"W	159.01
8	N21°37'45"W	24.71	141	S56°26'50"E	16.13	218	S66°40'22"W	100.79
9	N27°33'23"E	6.74	142	S77°37'37"E	13.46	219	S35°32'37"W	106.46
10	S77°42'41"E	45.45	143	S62°36'45"E	8.12	220	S01°45'01"W	17.27
11	N68°23'05"E	18.30	144	S54°30'05"E	14.84	221	S53°10'12"W	6.30
12	N62°15'57"E	30.68	145	S88°31'02"E	10.77	222	S33°10'12"W	11.82
13	N75°18'50"E	35.46	146	N67°08'57"E	9.66	223	S35°32'37"W	103.80
14	N14°36'08"W	19.51	147	N67°08'57"E	9.66	224	S68°43'37"W	17.72
15	N62°15'10"W	25.31	148	N45°26'03"E	8.76	225	N63°55'48"E	17.72
16	N62°32'15"E	46.05	149	S87°48'24"E	10.14	226	N06°39'47"W	14.14
17	N31°48'25"E	18.93	150	S47°35'08"E	7.23	227	N34°47'35"W	120.21
18	N45°34'33"E	14.74	151	S31°15'28"E	7.62	228	N62°24'11"W	7.54
19	N65°22'01"E	45.91	152	S41°30'48"E	5.93	229	N62°24'12"W	10.89
20	N63°30'29"E	25.25	153	S71°20'18"E	15.20	230	S01°11'30"E	17.72
21	N58°38'14"W	19.88	154	S51°34'51"E	5.02	231	S34°47'35"E	120.21
22	N59°57'13"E	11.43	155	S45°29'12"E	17.98	232	N61°20'13"E	14.14
23	N62°30'48"E	45.65	156	S32°10'27"E	9.13	233	N35°20'13"E	9.82
24	N66°44'29"E	17.20	157	N77°55'47"E	8.20	234	N58°32'37"E	103.80
25	N67°17'46"E	46.71	158	S29°04'13"E	5.05	235	N67°56'11"E	17.72
26	S65°18'41"E	40.88	159	S12°13'16"E	5.32	236	N63°10'12"E	17.72
27	S14°38'22"E	18.75	160	S25°22'17"E	18.25	237	N38°32'37"E	106.46
28	N68°10'11"E	22.46	161	S10°10'36"E	8.22	238	N66°40'22"E	100.79
29	N61°13'38"E	33.53	162	S48°13'58"E	12.23	239	N04°58'10"E	159.01
30	N68°14'54"E	26.55	163	S58°57'02"E	17.21	240	N35°32'37"E	103.80
31	N68°10'15"E	26.68	164	S61°54'36"E	7.70	241	N02°45'01"W	17.27
32	S53°13'17"W	26.05	165	S51°35'18"E	4.80	242	S35°32'37"E	103.80
33	N59°18'47"E	31.03	166	S10°22'19"W	7.03	243	S74°16'51"E	26.30
34	N77°30'18"E	14.61	167	N62°30'13"E	3.41	244	S37°34'54"E	21.28
35	N62°57'03"E	14.35	168	N62°02'44"W	3.64	245	S50°48'36"E	51.88
36	S64°18'47"E	21.25	169	S42°32'58"W	4.03	246	N84°13'16"E	14.14
37	N62°15'10"E	24.03	170	S31°15'07"W	14.77	247	N64°58'10"E	159.01
38	S58°43'22"W	18.45	171	S18°32'46"E	12.09	248	S78°10'18"E	149.88
39	S31°18'34"E	13.19	172	S24°34'26"E	13.25	249	S46°40'22"E	106.46
40	N45°34'33"E	14.74	173	S47°54'51"E	5.48	250	S01°45'01"W	17.27
41	N63°27'28"W	11.21	174	S10°24'30"W	7.73	251	N69°20'13"E	33.39
42	N62°30'48"E	45.65	175	S22°10'53"E	11.72	252	S01°11'30"E	17.72
43	N63°18'13"W	18.19	176	S48°10'47"E	13.25	253	S81°10'12"E	41.40
44	N69°14'08"E	18.65	177	S30°23'15"E	12.50	254	S70°45'22"E	36.67
45	N15°44'41"E	28.63	178	S41°42'18"E	4.76	255	N63°55'48"E	17.72
46	N43°38'40"E	18.20	179	S62°08'59"E	3.86	256	S78°15'28"E	41.46
47	N59°18'47"E	31.03	180	S01°34'53"E	5.25	257	N79°16'41"E	15.88
48	N51°32'17"E	22.31	181	S65°15'25"E	10.46	258	S82°27'35"E	66.81
49	N14°36'08"W	19.51	182	S23°51'43"E	13.09	259	S71°29'21"E	88.27
50	N45°34'33"E	14.74	183	S07°40'07"E	13.36			
51	N68°10'15"E	26.68	184	S31°03'23"E	7.89			
52	N14°36'08"W	19.51	185	S61°01'18"E	7.68			
53	N62°15'10"E	24.03	186	N62°30'13"E	3.41			
54	N62°32'15"E	46.05	187	S48°10'24"E	15.10			
55	N65°23'15"E	32.35	188	S29°11'19"E	15.18			
56	N62°15'10"E	24.03	189	S21°15'11"E	15.11			
57	N64°38'12"E	24.50	190	S48°10'24"E	20.38			
58	N60°10'13"E	25.88	191	S30°15'44"E	24.57			
59	N45°34'33"E	14.74	192	S17°28'21"E	10.84			
60	S74°17'44"E	27.73	193	S62°44'32"E	9.22			
61	S18°18'18"E	30.25	194	S54°24'11"E	13.39			
62	N75°47'09"E	51.54	195	S27°10'53"E	11.72			
63	N68°14'39"E	18.24	196	S01°44'01"W	10.51			
64	N62°30'48"E	45.65	197	S18°14'13"E	5.65			
65	N45°34'33"E	14.74	198	S03°25'10"W	8.80			
66	N72°11'45"E	27.85	199	S44°04'09"W	7.22			
67	N62°15'10"E	24.03	200	S37°17'19"E	10.18			
68	S38°22'41"E	41.97	201	S04°41'40"W	5.32			
69	S66°10'13"E	24.46	202	S51°35'18"E	4.80			
70	N70°10'44"E	22.21	203	S35°32'37"E	103.80			
71	S88°12'42"E	9.21	204	S10°28'53"E	25.74			
72	S27°28'09"E	14.65	205	S23°10'12"E	5.27			
73	N71°40'15"E	59.85	206	S45°22'05"E	18.84			
74	N64°38'12"E	24.50	207	S43°07'23"E	18.77			
75	N62°15'10"E	24.03	208	S17°34'51"E	8.35			
76	N64°38'12"E	24.50	209	S40°53'15"E	12.06			
77	S35°32'37"E	103.80	210	S39°18'18"E	15.18			
78	S51°17'21"E	78.89	211	S17°28'21"E	10.84			
79	S43°06'45"E	11.65	212	S73°55'05"E	11.73			
80	N68°10'15"E	26.68	213	N62°17'17"E	13.68			
81	N72°42'07"E	35.11	214	N69°44'48"E	22.25			
82	S88°14'26"E	14.61	215	S48°10'24"E	15.10			
83	S41°11'48"E	14.37	216	S30°23'15"E	12.50			
84	S27°41'03"W	21.77	217	S07°40'07"E	13.36			
85	S67°25'44"E	17.89	218	S35°32'37"E	103.80			
86	S51°17'21"E	78.89	219	S17°28'21"E	10.84			
87	S17°07'59"E	13.38	220	S28°13'37"E	12.46			
88	N78°10'24"E	23.23	221	S11°39'45"E	10.18			
89	N48°11'43"E	42.18	222	S34°47'35"E	120.21			
90	N68°10'15"E	26.68	223	S53°11'40"E	22.54			
91	N62°30'48"E	45.65	224	S44°04'09"W	7.22			
92	N69°42'37"E	23.00	225	S45°22'05"E	18.84			
93	N74°10'15"E	46.70	226	S61°07'54"E	22.73			
94	N62°15'10"E	24.03	227	S27°10'53"E	11.72			
95	N07°28'58"E	13.79	228	S48°13'42"E	29.85			
96	N40°36'30"E	18.83	229	S27°10'53"E	11.72			
97	N62°15'10"E	24.03	230	S25°27'21"E	18.24			
98	N42°38'12"E	30.01						
99	N67°20'43"E	25.35						
100	N62°30'48"E	45.65						
101	S60°48'13"E	8.83						
102	S65°14'44"E	21.81						
103	N59°28'21"E	5.48						
104	N66°32'14"W	11.76						
105	N71°38'31"E	21.87						
106	S63°11'02"E	22.81						
107	S63°20'40"E	16.94						
108	S07°15'35"E	11.48						
109	S73°10'25"E	12.87						
110	N68°10'15"E	11.07						
111	N77°30'18"E	11.01						
112	N61°00'47"E	8.57						
113	N63°41'15"E	5.85						

TRAVERSE IS IN
NUMERICAL ORDER

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N64°11'45"E	35.86	337.50	38.83
C2	S66°37'02"W	110.15	395.00	110.60
C3	S11°18'48"W	76.88	395.00	78.85
C4	S13°33'11"W	159.61	495.00	161.38
C5	S52°17'25"W	173.17	345.00	175.05
C6	S18°18'18"E	13.39	345.00	13.30
C7	S35°32'37"W	92.51	60.00	105.64
C8	S27°44'18"W	66.39	395.00	66.68
C9	S24°12'17"W	65.49	1040.00	66.01
C10	S32°27'09"W	140.51	1040.00	141.02
C11	S44°40'19"W	35.82	60.00	39.32
C12	S29°10'56"W	64.20	60.00	68.97
C13	N34°32'23"W	99.72	60.00	117.71
C14	N64°30'17"E	64.67	60.00	68.54
C15	N05°18'18"E	18.55	1040.00	18.55
C16	N62°30'48"E	45.65	1040.00	45.65
C17	N69°42'37"E	23.00	60.00	23.85
C18	N65°32'34"E	74.42	60.00	80.28
C19	S64°36'48"E	104.11	60.00	105.04
C20	N63°38'24"E	95.37	415.00	96.88
C21	S61°16'12"E	62.41	580.00	62.43
C22	N67°44'28"E	112.88	415.00	113.03
C23	N63°38'24"E	95.37	415.00	96.88
C24	N40°38'01"E	63.41	455.00	63.48
C25	N63°38'24"E	95.37	415.00	96.88
C26	N63°38'24"E	95.37	415.00	96.88
C27	N68°31'24"E	43.20	345.00	43.23
C28	N63°38'24"E	95.37	415.00	96.88
C29	N69°40'45"E	94.40	415.00	94.61
C30	N32°48'18"W	35.45	60.00	39.39
C31	N64°40'19"W	75.15	60.00	81.52
C32	S65°30'37"E	91.88	60.00	104.61
C33	S11°48'18"E	8.76	60.00	8.77
C34	S64°31'45"E			

9766382786
PARTICIPANT ID

BK:2020 PG:58-58

P2020000058

FILED IN OFFICE
CLERK OF COURT
06/02/2020 02:29 PM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

Angela Elder-Johnson

DESIGN AND CONSTRUCTION CERTIFICATION

I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Development Construction Plans, prepared by me or under my supervision, in full compliance with the Unified Development Code of Oconee County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.

Michael Greenlee P.E. 03717
By (Name) Professional Registration No.

Designer's Signature: P.E. R.L.S. L.A. (check one)

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

All requirements of the Oconee County Unified Development Code having been represented as being fulfilled by this plat (and the related as-built data approved on this plat is approved subject to all dedications of land to the public shown thereon being accepted by the Oconee County Board of Commissioners. All of the conditions of approval having been completed, this plat is approved for recordation by the Clerk of the Superior Court of Oconee County, Georgia, subject to maintenance and guarantee under the requirements of the Development Code.

[This approval recognizes the receipt of performance surety by Oconee County in the amount of \$ _____ to assure the completion of all remaining improvements appurtenant to this subdivision.]

Planning Director

Date

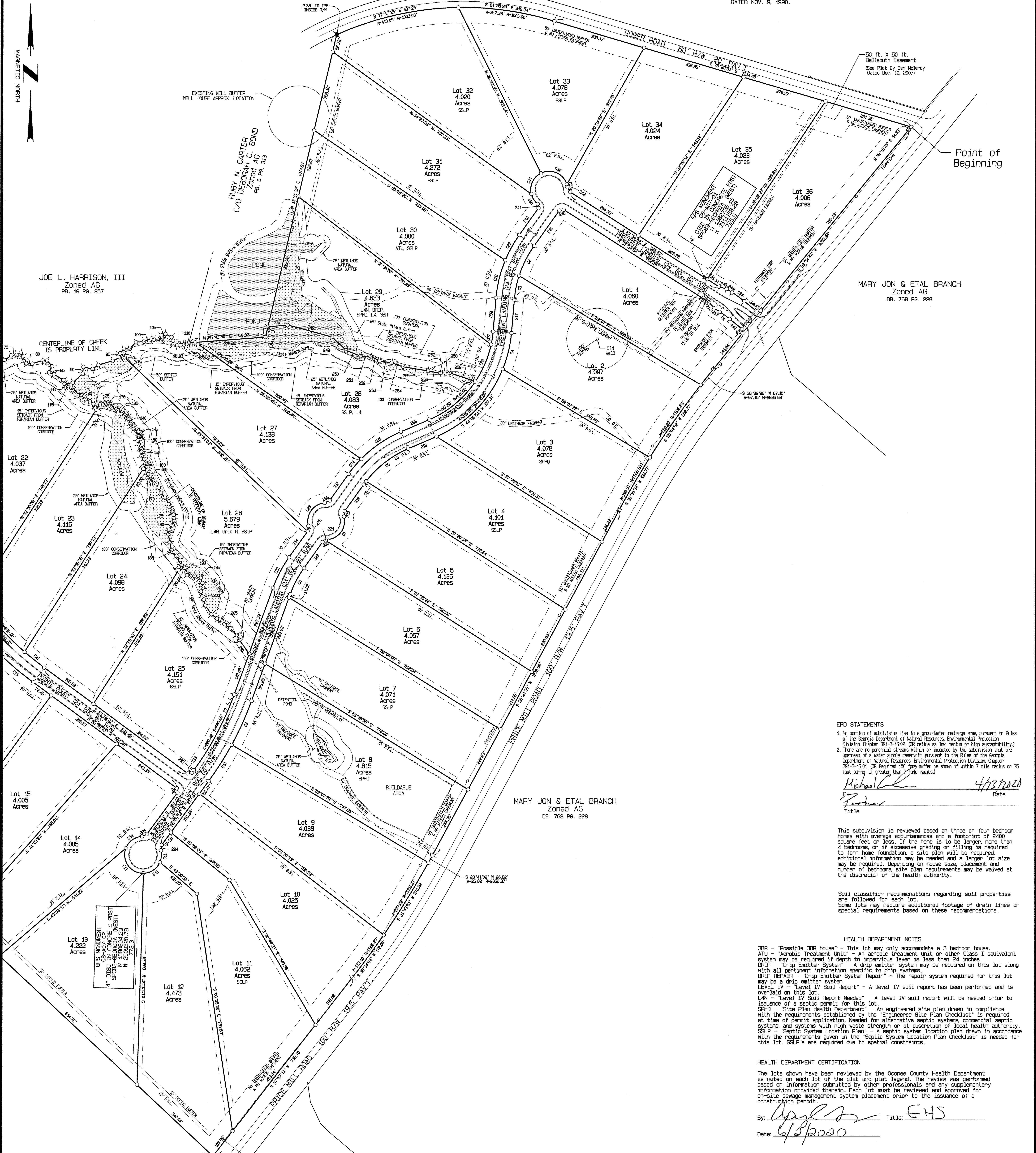
WILLIAM W. DOUGLAS, III
& LISA L. DOUGLAS
Zoned AG
P8. 36 PG. 17

NOTES:

THIS PROPERTY REPRESENTS A SUBDIVISION OF TAX MAP A 076 PARCEL 001. ALL PROPERTY CORNERS ARE 1/2" REBAR, UNLESS OTHERWISE SPECIFIED. PHYSICAL ADDRESS: 4201 Price Mill Road. THIS PROPERTY IS ZONED: AR-3. TOTAL AREA OF PROPERTY: 157.856 Acres. TOTAL AREA OF NEW RIGHT-OF-WAY: 6.866 Acres. TOTAL AREA OF RESIDENTIAL LOTS: 150.990 Acres. AVERAGE LOT SIZE: 4.194 Acres. EACH LOT IS TO HAVE A PRIVATE WELL, WATER SUPPLY, SEPTIC TANK AND DRAINAGE SYSTEM. EACH LOT IS TO HAVE AN INDIVIDUAL SEPTIC TANK AND DRAINAGE SYSTEM. WETLANDS AND ENVIRONMENTAL AREAS ARE AS SHOWN ON PLAT. ALL STORM WATER MANAGEMENT AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN APPARENT WELL IS LOCATED ON LOT 2, AS SHOWN. WE DID NOT OBSERVE A WELL ON LOT 7. ALL WELLS HAVE BEEN LOCATED WITHIN 100 FEET OF THE SUBDIVISION. THE WELL ON LOT 2 WILL BE ABANDONED PRIOR TO SUBMITTING A SEPTIC APPLICATION. WELL LOCATIONS OTHER THAN WHAT IS SHOWN ON THE PLAT, MUST BE APPROVED BY OCHD. MINIMUM BUILDING SETBACK REQUIREMENTS: REAR YARD - 40 Feet. FRONT YARD - 30 Feet. SIDE YARD - 15 Feet. SOME BUILDING SETBACKS ARE AFFECTED BY A BUFFER. THIS INCLUDES ALL BUFFERS WITHIN THE SUBDIVISION, INCLUDING THE CONSERVATION CORRIDOR BUFFERS, WETLAND BUFFERS, UNDISTURBED PERIMETER BUFFERS, ALONG ADJOINING ROW AND STATE WATERS BUFFERS. THE MAXIMUM BUILDING HEIGHT IS 35 FEET.

REFERENCES:

- OUR SURVEY FOR RAY GOFF DATED AUG. 3, 2005.
- OUR SURVEY FOR EZEKIEL R. LAMBERT, III DATED MAY 19, 2006.
- OUR SURVEY FOR FRANK C. STEINEMANN, JR. DATED NOV. 9, 1990.



EPD STATEMENTS

- No portion of subdivision lies in a groundwater recharge area pursuant to Rules of the Georgia Department of Natural Resources, Environmental Protection Division Chapter 39-3-16.02 (OR define as low, medium or high susceptibility).
- There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division Chapter 39-3-16.01 (OR required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius).

Michael Greenlee 4/23/2020
By Date
Title

This subdivision is reviewed based on three or four bedroom homes with average occupancies and a footprint of 2400 square feet or less. If the home is to be larger, more than 4 bedrooms, or if excessive grading or filling is required to form home foundation, a site plan will be required. Additional information may be needed and a larger lot size may be required. Depending on house size, placement and number of bedrooms, site plan requirements may be waived at the discretion of the health authority.

Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footages of drain lines or special requirements based on these recommendations.

HEALTH DEPARTMENT NOTES

3BR - "Possible 3BR house" - This lot may only accommodate a 3 bedroom house.
ATU - "Aerobic Treatment Unit" - An aerobic treatment unit on other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.
DRIP - "Drip Emitters System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.
DRIP REPAIR - "Drip Emitters System Repair" - The repair system required for this lot may be a drip emitter system.
LEVEL IV - "Level IV Soil Report" - A level IV soil report has been performed and is overlaid on this lot.
L4N - "Level IV Soil Report Needed" - A level IV soil report will be needed prior to issuance of a septic permit for this lot.
SP40 - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application. Needed for alternative septic systems, commercial septic systems, and systems with high waste strength or at discretion of local health authority.
SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

By: [Signature] Title: EHS
Date: 6/2/2020

ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 130453 0055 C, EFFECTIVE DATE APRIL 17, 1995 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN

Ray N. Woods
GEORGIA REGISTERED LAND SURVEYOR NO. 2049

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future," and their location, size, type and material are correctly shown.

The field data upon which this plat is based has a closure precision of one foot in 93,177 feet, and an angular error of 2" per angle point, and was adjusted using ARBITRARY rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: LEICA

This plat has been calculated for closure and is found to be accurate within one foot in 93,177 feet.

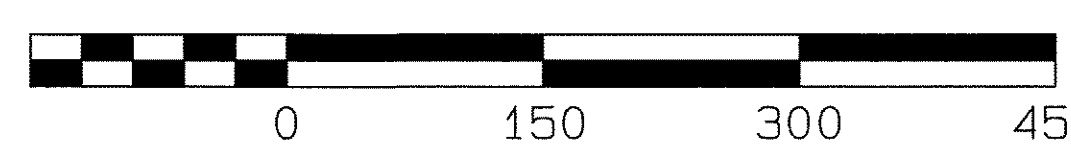
By: Ray N. Woods Registered Georgia Land Surveyor No. 2049
Address: 1800 Hog Mountain Road Watkinsville, GA 30677 Telephone Number: 706-769-6610

Surveyor's Signature: Ray N. Woods Date: 04-14-2020

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

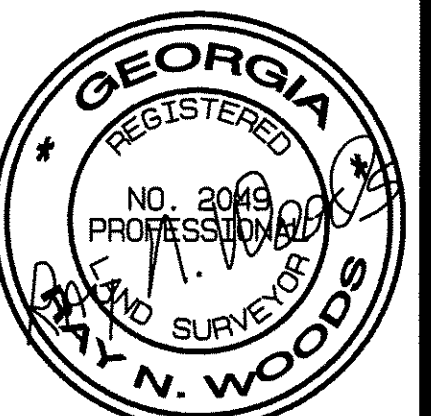
The seller or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

GRAPHIC SCALE 1"=150'



● IPF-Iron Pin Found ○ IPS-Iron Pin Set ∅ Computed Point Only ☑ Concrete Monument

Sheet No. 2/3	FINAL PLAT FOR	BISHOP POINTE PRESERVE			
BY: 222	COUNTY: OCONEE	STATE: GEORGIA	DATE: 03-06-2020	INSTRUMENT: LEICA	
DRAWN BY: MIKE W.	BASELINE SURVEYING & ENGINEERING, INC.				
OWN NAME: LAMBERT PRICE MILL	P.O. BOX 265 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706)-769-5510 COA #1108				
FIELD BOOK: D-118	PLAT CLOSURE: 1/63,177				
	FIELD CLOSURE: 1/25,520				
	ANGLE CLOSURE: 2" per Angle				



9766382786
PARTICIPANT ID

BK:2020 PG:59-59

P2020000059

FILED IN OFFICE
CLERK OF COURT
06/02/2020 02:29 PM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

DESIGN AND CONSTRUCTION CERTIFICATION

I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Development Construction Plans, prepared by me or under my supervision, in full compliance with the Unified Development Code of Oconee County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.

By: Michael J. Greenlee Professional Registration No. 3E031717

Designer's Signature: _____ P.E. X R.L.S. L.A. (check one)

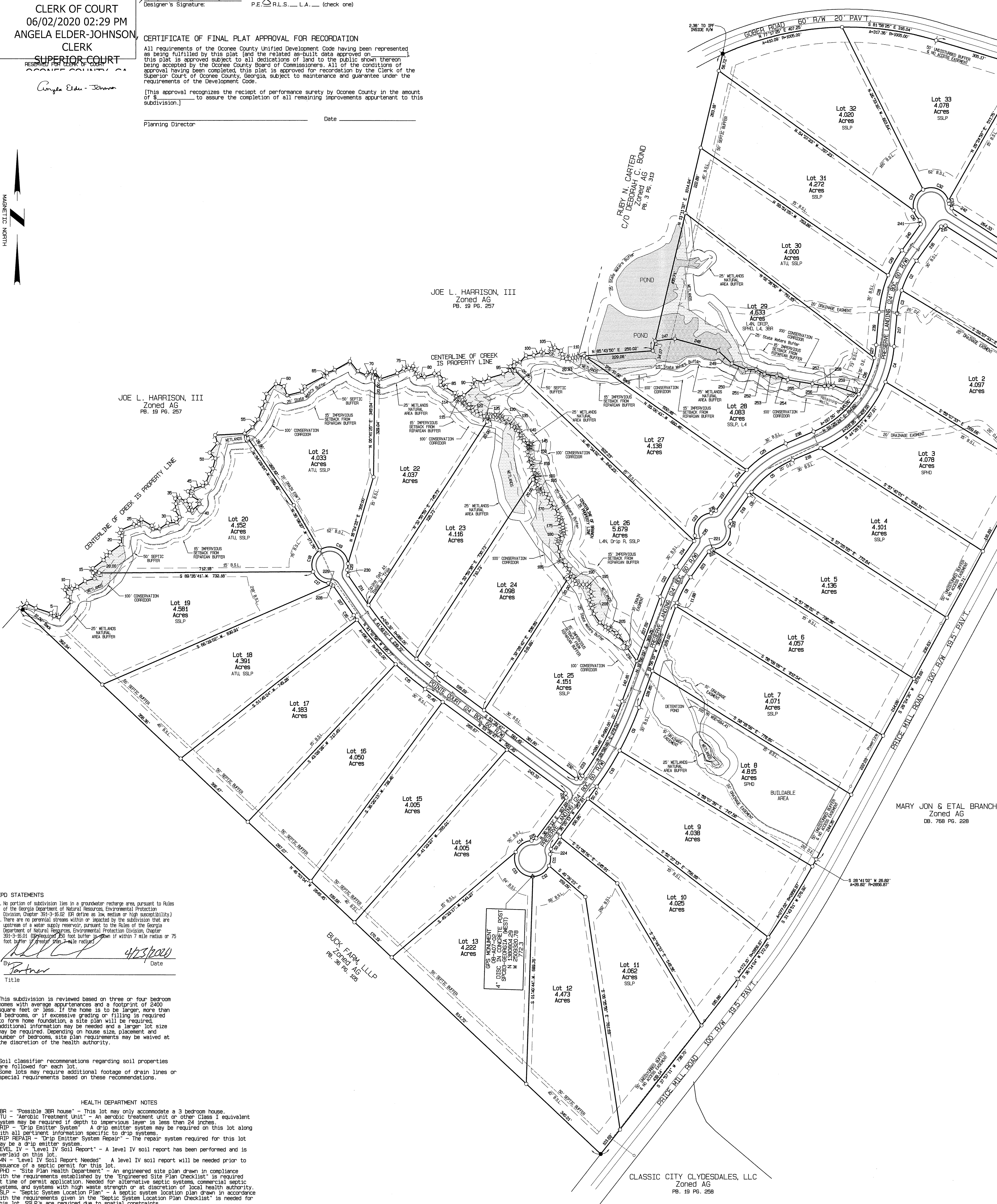
CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

All requirements of the Oconee County Unified Development Code having been represented as being fulfilled by this plat (and the related as-built data approved on this plat is approved subject to all dedications of land to the public shown thereon being accepted by the Oconee County Board of Commissioners. All of the conditions of approval having been completed, this plat is approved for recordation by the Clerk of the Superior Court of Oconee County, Georgia, subject to maintenance and guarantee under the requirements of the Development Code.

[This approval recognizes the receipt of performance surety by Oconee County in the amount of \$ _____ to assure the completion of all remaining improvements appurtenant to this subdivision.]

Planning Director _____ Date _____

WILLIAM W. DOUGLAS, III
& LISA L. DOUGLAS
Zoned AG
Pg. 36 Pg. 17



EPD STATEMENTS

1. No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources, Environmental Protection Division Chapter 391-3-15.02 (Dr. arise as low, medium or high susceptibility).

2. There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-15.01 (Upstream 100 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius).

By: Patner Date: 4/23/2020

Title: _____

This subdivision is reviewed based on three or four bedroom homes with average appurtenances and a footprint of 2400 square feet or less. If the home is to be larger, more than 4 bedrooms, or if excessive grading or filling is required to form home foundation, a site plan will be required. Additional information may be needed and a larger lot size may be required. Depending on house size, placement and number of bedrooms, site plan requirements may be waived at the discretion of the health authority.

Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drain lines or special requirements based on these recommendations.

HEALTH DEPARTMENT NOTES

3BR - "Possible 3BR house" - This lot may only accommodate a 3 bedroom house.

ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.

DRIP - "Drip Emitters System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.

DRIP REPAIR - "Drip Emitters System Repair" - The repair system required for this lot may be a drip emitter system.

LEVEL IV - "Level IV Soil Report" - A level IV soil report has been performed and is overlaid on this lot.

L-41 - "Level IV Soil Report Needed" - A level IV soil report will be needed prior to issuance of a septic permit for this lot.

SPID - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application. Needed for alternative septic systems, commercial septic systems, and systems with high waste strength or at discretion of local health authority.

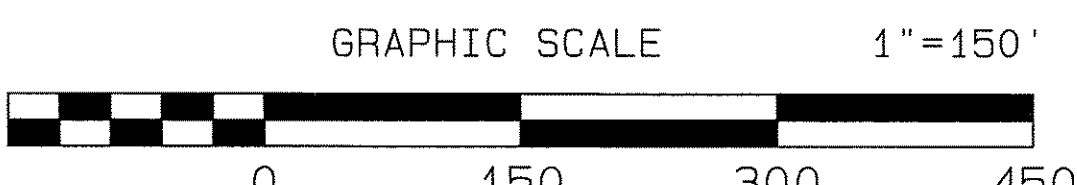
SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

HEALTH DEPARTMENT CERTIFICATION

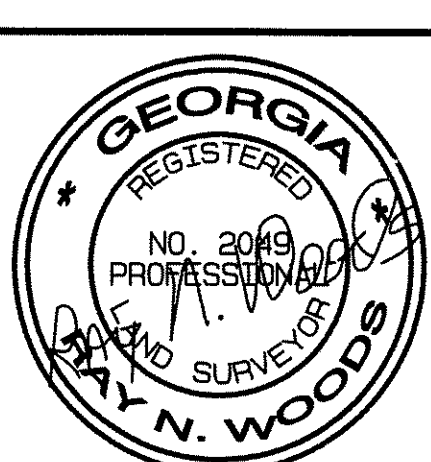
The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

By: Patner Title: EHS

Date: 4/23/2020



Sheet No.	3	FINAL PLAT FOR								
	3	BISHOP POINTE PRESERVE								
GMD:		222	COUNTY	OCONEE	STATE	GEORGIA	DATE	03-06-2020	INSTRUMENT	LEICA
DRAWN BY:		MIKE W.		BASELINE SURVEYING & ENGINEERING, INC.					PLAT CLOSURE	1/63.177
DWS NAME:		LUMBERT PRICE MILL		P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baseline1negs.com 706-769-6610					FIELD CLOSURE	1/25.620
FIELD BOOK:									ANGLE CLOSURE	



RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

The seller or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

SURVEYOR'S CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future", and their location, size, type and material are correctly shown.

The field data upon which this plat is based has a closure precision of one foot in 25,620 feet, and an angular error of 2" per angle point, and was adjusted using ARBITRARY rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: LEICA.

This plat has been calculated for closure and is found to be accurate within one foot in 63,177 feet.

By: Ray N. Woods Registered Georgia Land Surveyor No. 2049

Address: 1800 Hog Mountain Road Watkinsville, GA 30677 Telephone Number: 706-769-6610

Surveyor's Signature: Ray N. Woods Date: 04-14-2020

ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 130453 0055 C, EFFECTIVE DATE APRIL 17, 1995 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN

Ray N. Woods
GEORGIA REGISTERED ALND SURVEYOR NO. 2049



Oconee County Department Memorandum

DATE: June 11, 2025
TO: Holly Stephenson
FROM: Melissa Braswell
SUBJECT: Family Connection Grant

ISSUE SUMMARY:

The Family Connection grant supports activities for and services to children and their families in order to:

- Improve family functioning, including family stability and reduced incidence of child abuse
- Improve child health/development, including prevalence of achieving normal milestones in cognitive, emotional and social development
- Improve school performance, including entry into school with requisite skills, reduced need for remediation services, and increase attendance and grade progression.

The contract requires approval each year in order to receive funding. Oconee County Board of Commissioners serves as the designated fiscal agent for the Georgia Family Connection Contract. Oconee County contracts with Amanda Davis for the planning, evaluation and facilitation of program initiatives.

FINANCIAL IMPACT:

The proposed contract for FY26 provides state funding of \$56,250 with no match from the County. The grant funds and related expenditures are included and sufficient in the FY26 budget.

RECOMMENDATION:

Approve the FY26 Family Connection Contract for the period of July 1, 2025 through June 30, 2026 and authorize Chairman John Daniell to execute the contract.



Oconee County Department Memorandum

DATE: 6/25/2025

TO: Oconee County Board of Commissioners

FROM: Oconee County Water Resources Department

SUBJECT: Award of Sludge Disposal Contract (ITB# 25-04-017)

ISSUE SUMMARY:

Oconee Water Resources would like to have a contract in place for sludge disposal and municipal solid waste collection at the Calls Creek Wastewater Treatment facility. Oconee County issued ITB #25-04-017 and received two bids. Using the totals for the past 3 years as hypothetical spending, Roll-Off Systems is the overall low bidder.

RECOMMENDATION:

Award contract to Roll-Off Systems. This will lock in fixed rates for the next 5 years.

FINANCIAL IMPACT:

In FY 25, \$229,895 was spent. For FY26, I recommend a Not to Exceed amount of \$270,000.

This request includes all necessary budget amendments up to the contract amount for the life of the project.