
AGENDA

**BOARD OF COMMISSIONERS
OF
OCONEE COUNTY, GEORGIA
Tuesday, August 5, 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) July 8, 2025 - Regular Meeting
 - 2) July 29, 2025 - Agenda Meeting
- 5. Resolutions, Ordinances, Policies, Etc.**
 - 1) Second Reading and Consideration of Updates to the Speed Detection Device Permit
- 6. Hearings and Actions on Zoning Matters, Special Use Permits, Street Light Tax Districts, Etc**
 - 1) Rezone #P24-0165 SAKSS BISHOP LLC; Rezoning from AG to B-2; 2.89 acres; 5300 Macon Hwy; Commercial.
 - 2) Rezone #P24-0235 Alexander and Sadie Ginn; Rezoning from AR to AG; 6.221 acres; 1967 and 1971 Flat Rock Rd; Residential.
 - 3) Variance #P25-0097 Alexander and Sadie Ginn; Reduce required front yard setback and required side yard setback; 4.5 acres; 1971 Flat Rock Rd; Residential.
 - 4) Variance #P25-0098 Alexander and Sadie Ginn; Reduce required side yard setback; 4.5 acres; 1971 Flat Rock Rd; Residential.
 - 5) Rezone #P25-0075 Icy Forest, LLC; Rezoning from AR to AG; 197.12 acres; Old Barnett Shoals Rd; Undeveloped.
 - 6) Rezone #P25-0076 Icy Forest, LLC; Rezoning from AR to AG; 6.56 acres; Godfrey

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.

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Place; Undeveloped.

- 7) Rezone #P25-0110 Gildardo Orozco; Rezoning from AG to AR; 11.23 acres; 1760 & 1830 Pete Dickens Rd; Undeveloped.
- 8) Variance #P25-0120 Gary Gilmer; Reduce required private freestanding garage setback; 2.25 acres; 1010 Brookview Pl; Residential.
- 9) Rezone #P25-0139 Board of Commissioners-Initiated Rezone; Modify Conditions of Approval for Existing Rezones #2385, 2581, 2582; Monroe Highway and Pete Dickens Road; Mixed Use.

7. County-wide Matters

- 1) Discuss and Consider the 2025 Tax Millage Levy for Oconee County Government Maintenance and Operations
- 2) Discuss and Consider the 2025 Tax Millage Levy for Oconee County Schools Maintenance and Operations
- 3) Discuss and Consider HCM Plaza Replacement

8. Consent Items

- 1) Approve the Bid Award for the Annual Construction for Water Mains and Sewer Collections Systems Improvements
- 2) Approve a Budget Amendment to Accommodate the July 2025 Run-off Election
- 3) Approve the Abandonment of Roadways and Right-of-ways in Bishop Pointe Preserve Subdivision
- 4) Approve Renewal of MOU with Tourism and Visitors Bureau
- 5) Approve Oconee County Extension Office Support

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.

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- 6) Approve Access Control and Security Camera Project
- 7) Approve OVP Gym/Fitness Ceiling Repairs
- 8) Approve Additional Funds for GDOT PI0015656 Clotfelter Road @ Barber Creek
- 9) Approve an MOU with GDOT for Utility Relocation at SR316 and Dials Mill Road
- 9. Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed)**
- 10. 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
July 8, 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
Donna Norton, Budget Officer
Guy Herring, Planning and Code Enforcement Director
David Webb, Senior Planner
Kyle Stephens, Planner
Ethan Perry, Planner

Call to Order: 6:00 p.m.

Chairman John Daniell called the meeting to order.

Pledge of Allegiance:

Commissioner Amrey Harden led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Mark Saxon made a motion to approve the July 8, 2025 Agenda.
Second:	Mark Thomas
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, discussed safety concerns on Colham Ferry Road, requesting stop signs at the intersection of Astondale Road until the roundabout can be completed.

Jenny Morgan, 2340 Watson Springs Road, discussed traffic safety concerns and speeding issues on Colham Ferry Road.

Vicki Hammond, 1210 Clotfelter Road, thanked the Civic Center Director and staff on behalf of the OCHS Class of 75 and the OC Alumni Association for an incredible alumni banquet held on June 14, 2025.

Statements and Remarks from Commissioners:

Chairman John Daniell advised that road resurfacing work started this week in Keeneland Subdivision, Chestnut Hill, and New High Shoals Road.

A Tire and Battery Amnesty is currently underway at the Highway 441 Waste and Recycling Center through July 30. Hours of operation are Monday, Wednesday, Friday and Saturday from 8-4:30.

The Jimmy Daniel Waste and Recycling Center will permanently close on July 30 for interchange construction.

Oconee 101, a ten-session course on Oconee County Government open to the public, is accepting applications through August 1, 2025.

Approval of Minutes:

Minutes of June 3, 2025 Regular Meeting and June 24, 2025 Agenda Meeting:

ACTION:

Motion: Chuck Horton made a motion to approve the June 3, 2025 Regular Meeting minutes and the June 24, 2025 Agenda Meeting minutes.
Second: Mark Saxon
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Rezone No. P25-0079:

Applicants:	Pittman and Greer Engineering
Owners:	CK Capital, LLC
Location:	Mars Hill and Bell Road
Acreage:	±14.499
Zoning:	AG (Agricultural District)
Request:	OIP (Office-Institutional-Professional District), OBP (Office-Business Park District) and B-2 (Highway Business 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 Regional Center Character Area. The applicant and owner request a rezone to a mix of B-2 (Highway Business), OBP (Office-Business Park, and OIP (Office-Institutional-Professional) to allow for nine lots for commercial offices and warehousing. Staff recommended approval for OBP and OIP with no B-2 Zoning, with nine conditions. The Planning Commission recommended approval, adding condition #10 for additional buffering and an eight-foot privacy fence.

ACTION:

Motion: Chuck Horton made a motion to table Rezone No. P25-0079 for CK Capital, LLC, ±14.499 acres, Mars Hill Road at Bell Road until August 5, 2025.
Second: Amrey Harden
Final Action: **After discussion, Motion Rescinded by Commissioner Horton.**

The Public Hearing was opened.

Frank Pittman, Pittman and Greer Engineering, applicant, requests approval for a maximum of nine lots and is willing to amend the proposed B-2 lots to OBP. A traffic study was completed, and all access will be from Mars Hill Road. He stated the required 25-foot buffer for OIP next to residential property would be increased to 50 feet as discussed with the Planning Commission. However, there is no room for that buffer along Bell Road. The owner would agree to additional fencing or landscaping buffers.

There were no further comments in favor of the request.

Gerry Bales, 1051 Timber Ridge Road, adjoining property owner, spoke against the rezone request.

Yaping Li, 1061 Timber Ridge Road, adjoining property owner, spoke against the rezone.

Charles Jones, 1101 Timber Bridge Road, neighbor of the property, spoke against the rezone.

Danny Delgato, 1101 Bell Road, neighbor of the property, spoke against the rezone.

Don Norris, 1161 Bell Road, neighbor of the property, spoke against the rezone.

There were no further comments against the request.

Rebuttal:

Frank Pittman, Pittman and Greer Engineering, applicant, addressed citizen concerns on property values, lighting, stormwater run-off, buffering, and the traffic study.

The Public Hearing was closed.

Commissioner Harden questioned the gravel storage area.

Mr. Pittman responded the left side area would be a gravel lot for contractor equipment and materials.

Traffic issues in front of Down's Preschool were discussed with Mr. Pittman and Mr. Justin Greer.

Commissioner Horton asked the owner about discussions with the neighbors.

ACTION:

Motion:	Amrey Harden made a motion to deny Rezone No. P25-0079 for CK Capital, LLC, ±14.499 acres, Mars Hill Road at Bell Road.
Second:	Chuck Horton
Voted in Favor of Motion:	Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	Mark Thomas
Final Action:	Motion Passed 3-1 to deny Rezone #P25-0079. (See documentation in Ordinance and Resolutions Book No. 25.)

Rezone No. P25-0080:

Applicants:	Pittman and Greer Engineering
Owners:	Manor Holdings, LLC
Location:	Spartan Lane
Acreage:	±2.95
Zoning:	AG (Agricultural District) and AR (Agricultural Residential)
Request:	OIP (Office-Institutional-Professional 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 Neighborhood Village Character Area. The applicant and owner request a rezone to OIP (Office-Institutional-Professional District) to develop a medical office park. Staff and the Planning Commission recommended approval with eight conditions.

The Public Hearing was opened.

Frank Pittman, Pittman and Greer Engineering, applicant, requested approval of the rezone for up to three medical office buildings which is conducive for the area. The owner plans traffic improvements for location.

Sean Kirk, 1171 Thornwell Drive, co-owner who lives behind the property, spoke in favor of the rezone.

Matt Richardson, 1180 Allgood Road, co-owner who lives behind the property, spoke in favor of the rezone. Due to the location on a major highway, they expect development and plan

Gonzalo Galdamez, 1051 Spartan Lane, adjoining neighbor, spoke in favor of the rezone.

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Brad Stephens, 1908 Spartan Estates Drive, co-owner and neighbor of the property, spoke in favor of the rezone.

There were no further comments in favor of the request.

John Thorsen, Crystal Hills Subdivision, Athens Academy Headmaster, requested road widening for a turn lane into the complex, along with stormwater run-off design plans for Spartan Lane.

There were no further comments against the request.

Frank Pittman, Pittman and Greer Engineering, applicant, responded that Spartan Lane would have a full left turn lane to address traffic concerns and possible widening. He also stated that the property would be drained away from Spartan Lane.

The Public Hearing was closed.

There was discussion regarding storm water drainage.

Commissioner Harden discussed the turn lanes off Spartan Lane with Mr. Pittman and Howard Drive traffic with Mr. Thorsen.

Commissioner Harden discussed the Neighborhood Village Center character area with Mr. Herring and Mr. Pittman to confirm the design is appropriate for the character area.

Commissioner Horton confirmed that all homeowners that adjoin the property spoke in favor of the request.

Commissioner Thomas discussed the sewer connection and line that will be in the GDOT right-of-way with Mr. Pittman.

ACTION:

Motion:	Mark Thomas made a motion to approve Rezone No. P25-0080 for Manor Holdings, LLC, ±2.95 acres, 1011 and 1031 Spartan Lane with eight 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 #P25-0080 with eight conditions. <i>(See documentation in Ordinance and Resolutions Book No. 25.)</i>

Special Use P25-0081:

Applicants:	Rodney Jones
Owners:	Lenru Development, LLC
Location:	2421 Malcom Bridge Road, Building 800
Acreage:	±6.63
Zoning:	B-1 (General Business District)
Request:	Special Use Approval for Other Amusement and Recreation Uses

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned B-1 (General Business District) in the Suburban Neighborhood Character Area. The owner requests a Special Use Approval for a fully enclosed Family Entertainment Center, that falls under the UDC use of “Other Amusement and Recreation Uses.” Staff and the Planning Commission recommend approval of this request with three conditions.

The Public Hearing was opened.

Rodney Jones, applicant, spoke in favor of the request.

Dawn Brinkley, business owner at 2421 Malcom Bridge Road, spoke in favor of the request.

Hank Randolph, 1331 Luke Circle, co-owner, spoke in favor of the request.

Naomi Ibanez, business owner, spoke in favor of the request.

There were no further comments in favor of the request.

There were no further comments against the request.

The Public Hearing was closed.

Commissioner Harden confirmed that all activities will be inside the building and that the restaurant will be part of the same business as the event facility. Hours of operation were discussed based on neighborhood input. The Commissioners requested a condition to limit operations to 10:30pm.

ACTION:

Motion:	Chuck Horton made a motion to approve Special Use No. P25-0081 for Lenru Development, LLC, ±6.63 acres, 2421 Malcom Bridge Road, with four conditions, adding condition #4 to limit operating hours to 10:30pm.
Second:	Amrey Harden
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed to approve Special Use #P25-0081 with four conditions. <i>(See documentation in Ordinance and Resolutions Book No. 25.)</i>

Discuss and Consider Award of ISO Fire Hydrant Flow Testing and Inspection Program:

Presented by:	Justin Kirouac, County Administrator
Discussion:	County Administrator Justin Kirouac explained that the County is dissatisfied with the performance of the original contractor selected and the original contract has been terminated. The request is to now award the contract to Georgia Hydrant Services, Inc, authorizing the Chairman to sign the contract with a not to exceed cost of \$200,000 The request included all necessary budget amendments up to the contract amount for the life of the contract.

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

ACTION:

Motion:	Mark Saxon made a motion to approve the Award of ISO Fire Hydrant Flow Testing and Inspection to Georgia Hydrant.
Second:	Chuck Horton
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:	Chuck Horton made a motion to approve the consent agenda as presented.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None

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Final Action: **Motion Passed.**

- 1) Approval of Employee Merit and Equity Adjustments.
- 2) Approval of the Road Abandonment for Bishop Pointe Preserve Subdivision.
- 3) Approval of the FY26 Family Connection Contract.
- 4) Approval of the Award of the Sludge Disposal Contract.

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:	7:46p.m.

Chairman John Daniell

Holly Stephenson, County Clerk

Date

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
July 29, 2025 – 6:00 p.m.
Minutes**

Members Present:

Chairman John Daniell
Commissioner Mark Thomas
Commissioner Chuck Horton
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
Jody Woodall, Public Works Director
Adam Layfield, Water Resources Director
Lisa Davol, Parks and Recreation Director
Sharon Gregg, Elections Director
Sarah Cumuze, Tourism Director
Justin Milligan, IT Director

Call to Order: 6:00 p.m.

Chairman John Daniell called the meeting to order.

Pledge of Allegiance:

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

Approval of Agenda:

ACTION:

Motion:	Chuck Horton made a motion to approve the July 28, 2025 Agenda.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Statements and Remarks from Citizens:

None.

Statements and Remarks from Commissioners:

None.

Discuss Updates to the Speed Detection Device Permit:

Presented by: Jody Woodall, Public Works Director
Discussion: This is the First Reading of the Ordinance to amend the List of Roads for our Speed Detection Device Permit. At Administration's request, the existing List of Roads was evaluated using speed data and accident data, and the proposed changes presented by Jody Woodall, Public Works Director. The recommendation is to adopt the Ordinance to establish the updated List of Roads. A Second Reading and public hearing will be held on August 5, 2025.

Commissioner Thomas asked about the ability to run radar on these roads. Mr. Woodall explained the process. Once approved by the Commissioners, the item would go through the GDOT permit process, Department of Transportation, and the Department of Public Safety. Radar can be used 30 days after new speeds are posted.

Commissioner Thomas also asked about the impact of the addition of a roundabout at Colham Ferry Road. Mr. Woodall responded that an advisory plate would be used in addition to possible speed reductions.

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

Discuss The Bid Award for the Annual Construction for Water Mains and Sewer Collection Systems Improvement:

Presented by: Adam Layfield, Water Resources Director

Discussion: The County issued ITB 25-06-2019 for an on-call/on demand contractor to perform miscellaneous tasks on the water and sewer systems. This serves as a prequalification list and expedites the bid process on projects. Five bids were received, and the recommendation is to award this to the best three contractors: Po Boys Plumbing, Ohmshiv Construction, and Civil Construction Utilities. The contract is for one year with annual renewal options. Funding is available through the adopted budget.

County Administrator Justin Kirouac explained this is a pre-qualifier for a list of contractors to be used for contracts.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Discuss a Budget Amendment to Accommodate the July 2025 Run-off Election:

Presented by: Melissa Braswell, Finance Director

Discussion: Finance Director Melissa Braswell requests an FY26 budget amendment in the amount of \$14,500 to fund the unanticipated July 2025 run-off election that was unknown when the FY26 budget was in process. The costs are to cover poll worker wages, equipment delivery and setup, ballots, legal advertising, and other expenses.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Discuss and Consider the Abandonment of Roadways and Right-of-ways in Bishop Pointe Preserve Subdivision:

Presented by: Daniel Haygood, County Attorney

Discussion: County Attorney Daniel Haygood explained the County has already deemed these roads no longer a benefit to the public and properly advertised the abandonment. The developer has requested the roads be private roads in the neighborhood.

Commissioner Horton asked that all home buyers be informed these are private roads. Mr. Haygood responded that a condition could be added for disclosure.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

The Public Comment Period was opened.

Ned Butler, representing the owner, will ensure the plat and the covenants state that the streets are private streets to be maintained by the Homeowners Association. The purpose is for a private well system and utilizing the right-of-way for the private utilities.

*There was no other Public Comment.
The Public Hearing was closed.*

Discuss Renewal of MOU with Tourism and Visitors Bureau:

Presented by: Justin Kirouac, County Administrator

Discussion: The MOU with the Tourism and Visitors Bureau to provide tourism-related activities funded by the Hotel-Motel Tax is due for renewal. The revisions from the original MOU include designating other facilities as Welcome Centers to allow operations and upkeep to be funded from Hotel-Motel Tax and updating code sections in OCGA under which Hotel-Motel Tax is collected in Oconee County. The recommendation is for approval for an additional year with four automatic renewals.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Discuss Oconee County Extension Office Support:

Presented by: John Daniell, Chairman

Discussion: Chairman John Daniell presented a request for the Oconee County Extension Office for additional funding to support a contracted individual for 4-H programming since grant funding was unexpectedly terminated. The request is for a budget amendment for an additional \$6,400 for a total of \$10,000 to provide approximately 20 hours of contracted support per week.

Commissioner Horton asked about the phase out of the AmeriCorps grants.
Chairman Daniell explained it occurred with no notice after the budget was approved.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Discuss Access Control and Security Camera Project:

Presented by: Justin Kirouac, County Administrator

Discussion: As part of the overall facilities plan, the county wishes to install an integrated door access system utilizing card reader access and additional security cameras. The recommendation is to use Convergent who is already used for building automation with HVAC systems and allows a unified approach to building security. The request includes approving a budget amendment for the life of the project up to the approved amount, utilizing SPLOST 21 for the initial phase of \$160,000.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Discuss OVP Gym/Fitness Ceiling Repairs:

Presented by: Lisa Davol, Parks and Recreation Director

Discussion: Due to ceiling damage in the OVP Gym/Fitness area, three bids were received. The request is to award the contract to Berry Coating, Inc, the lowest bidder, at a cost of \$83,720 with the funds coming from SPLOST. The request included any necessary budget amendments up to the contract amount for the life of the project.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Discuss Additional Funds for GDOT PI0015656 Clotfelter Road @ Barber Creek:

Presented by: Adam Layfield, Water Resources Director

Discussion: During the utility relocation phase of the Clotfelter Bridge project, rock was encountered, and additional excavation was required. The request is to approve an additional \$8,235.70 to bring total relocation costs to \$338,200.70 which will be reallocated from FY25 funds.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Discuss an MOU with GDOT for Utility Relocation at SR316 and Dials Mill Road:

Presented by: Adam Layfield, Water Resources Director

Discussion: Water Resources would like approval of an MOU with GDOT for the SR 316 at Dials Mill Road project for infrastructure relocation. The County will be responsible for paying the relocation costs with an estimated amount of \$184,550.

On consensus, this item will be placed on the Consent Agenda at the August 5, 2025 Regular Meeting.

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

Adjourned:

Motion: Mark Saxon made a motion to adjourn the meeting.

Second: Mark Thomas

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

Voted Against Motion: None

Action/Motion: **Motion Passed.**

Meeting Adjourned: 6:20 p.m.

Chairman John Daniell

Holly Stephenson, County Clerk

Date



Oconee County

Department Memorandum

DATE: July 16, 2025

TO: Board of Commissioners

FROM: Jody Woodall, PE – Public Works Director

SUBJECT: Ordinance to adopt the Speed Detection Device List of Roads

ISSUE SUMMARY:

At the request of Administration, the existing List of Roads was evaluated, and an ordinance to adopt the List of Roads for the County's Speed Detection Device Permit was drafted. The following are the changes proposed to the List of Roads:

- SR 24 in Bishop – The Town of Bishop requested Georgia Department of Transportation review the existing speed limit of SR 24 in the Town Limits. GDOT recommended a step-down speed limit of 45 mph on either end of Bishop and a speed limit of 40 mph in the Town Limits.
- Astondale Road – Reduce the speed limit to 50 mph from Bishop Town Limits to SR 15.
- Atlanta Highway (Unincorporated and Bogart City Limits) – Corrected the limits and distances of the speed limit zones.
- Barnett Shoals Road – Reduce the speed limit to 50 mph and include a step-down speed limit of 45 mph from 211' west of Norton Road to the Watkinsville City Limits.
- Burr Harris Road – Combine the segments and reduce the speed limit to the lower speed limit of 30 mph for the segments.
- Burson Avenue (City of Bogart) – Updated the distance and limits of the segments.
- Colham Ferry Road – Reduce the speed limit to 50 mph and include a step-down speed limit of 40 mph from 1,780' north of Greene Ferry Road to the Watkinsville City Limits.
- Dials Mill Road – Reduce the speed limit to 45 mph between SR 316 and US 78.
- Elder Street (City of Bogart) – Updated the distance and limits of the segments.
- Flat Rock Road - Combine the segments and reduce the speed limit to the lower speed limit of 45 mph for the segments.
- Hodges Mill Road - Combine the segments and reduce the speed limit to the lower speed limit of 45 mph for the segments.
- Hog Mountain Road - Combine the segments and reduce the speed limit to the lower speed limit of 40 mph for the segments.
- Jefferson Avenue (City of Bogart) – Updated the distance and limits of the segments.
- Jennings Mill Road - Combine the segments.
- Mars Hill Road – Reduced the speed limit to 45 mph between US 78 and SR 316.
- McNutt Creek Road – Corrected the limits and lowered the speed limit to 40 mph for both segments.
- Oliver Bridge Road – Reduce the speed limit to 45 mph.
- Osborne Road (School Zone) – Reduce the speed limit of the school zone to 35 mph.
- Rays Church Road – Combine the segments and reduce the speed limit to the lower speed limit of 45 mph for the segments.
- Snows Mill Road – Reduce the speed limit to 50 mph from SR 53 to the Walton County Line.
- Union Church Road – Reduce the speed limit to 45 mph from SR 53 to SR 186 and reduce the school zone to 35 mph.



Oconee County Department Memorandum

- Virgil Langford Road – Combine segments and reduce the speed limit to the lower limit of 30 mph for the segments.

RECOMMENDATION:

Public Works recommends adopting the ordinance to establish a List of Roads for the County's Speed Detection Device Permit.

8/5/2025

The Oconee County Sheriffs Office is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS for Oconee County Sheriffs Office

ON-SYSTEM ROADWAYS

ALL ON-SYSTEM ROUTES HAVE BEEN VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 8/US 29		Barrow County Line	0.00	430' east of Julian Drive	4.70	4.70	65
SR 8/US 29		430' east of Julian Drive	4.70	1685' east of Oconee Connector	7.11	2.41	55
SR 8/US 29		1685' east of Oconee Connector	7.11	SR 10 Loop	7.50	0.39	45
SR 8/US 29		This section of roadway runs common with SR 10 Loop from M.P. 07.50 to M.P. 10.30 for a distance of 02.80 miles					
SR 10		Walton County Line	0.00	Clarke County Line	6.38	6.38	55
SR 10 Loop		Clarke County Line	0.00	Clarke County Line	4.01	4.01	65
SR 15		Greene County Line	0.00	454' north of Old Greensboro Hwy	10.25	10.25	55
SR 15		454' north of Old Greensboro Hwy	10.25	1765' north of Old Greensboro Hwy (South Watkinsville City Limits)	10.50	0.25	45
SR 15	Watkinsville	1765' north of Old Greensboro Hwy (South Watkinsville City Limits)	10.50	140' south of McRee Street	11.18	0.68	45
SR 15	Watkinsville	140' south of McRee Street	11.18	48' north of Barnett Shoals Road	11.53	0.35	35

SR 15	Watkinsville	48' north of Barnett Shoals Road	11.53	Cedar Hill Circle	11.96	0.43	25
SR 15	Watkinsville	Cedar Hill Circle	11.96	Thrasher Drive	12.17	0.21	35
SR 15	Watkinsville	Thrasher Drive	12.17	150' south of Charity Lane (North Watkinsville City Limits)	12.54	0.37	45
SR 15		150' south of Charity Lane (North Watkinsville City Limits)	12.54	State Route 24	13.01	0.47	45
SR 15		State Route 24	13.01	Athens-Clarke County Line	15.47	2.46	55
SR 15 ***SCHOOL ZONE***	Athens Academy School SCHOOL DAYS ONLY	700' south of Spartan Lane	14.13	100' south of Rockinwood Drive	14.78	0.65	55
SR 24		Morgan County Line	0.00	158' south of Kelley Lane (South Farmington City Limits)	3.62	3.62	55
SR 24	Farmington	158' south of Kelley Lane (South Farmington City Limits)	3.62	238' south of Old Farmington Road (North Farmington City Limits)	4.80	1.18	55
SR 24		238' south of Old Farmington Road (North Farmington City Limits)	4.80	1781' south of Astondale Road (South Bishop City Limits)	6.85	2.05	55
SR 24	Bishop	1781' south of Astondale Road (South Bishop City Limits)	6.85	725' south of Astondale Road	7.05	0.20	45
SR 24	Bishop	725' south of Astondale Road	7.05	1208' south of SR 186	7.63	0.58	40
SR 24	Bishop	1208' south of SR 186	7.63	152' south of SR 186 (North Bishop City Limits)	7.83	0.20	45
SR 24		152' south of SR 186 (North Bishop City Limits)	7.83	State Route 15	12.23	4.40	55

SR 24 Bus		State Route 24	0.00	850' west of Harden Hill Road (West Watkinsville City Limits)	0.39	0.39	45
SR 24 Bus	Watkinsville	850' west of Harden Hill Road (West Watkinsville City Limits)	0.39	Dooley Street	0.94	0.55	45
SR 24 Bus	Watkinsville	Dooley Street	0.94	State Route 15	1.50	0.56	35
SR 24 Bus	Watkinsville	This section of roadway runs common with State Route 15 from M.P. 01.50 to M.P. 02.99 for a distance of 01.49 miles.					
SR 53		Barrow County Line	0.00	87' west of Robinhood Road	9.92	9.92	55
SR 53 ***SCHOOL ZONE***	Dove Creek Elementary and Middle Schools School Days Only	604' south of Baxter Court.	0.18	266' north of Barber Creek Rd.	0.96	0.78	45
SR 53 *** SCHOOL ZONE***	Rocky Branch Elementary North Oconee High SCHOOL DAYS ONLY	2147' west of Cole Springs Road	5.90	474' east of Rocky Branch Road	6.39	0.49	45
SR 53		87' west of Robinhood Road	9.92	464' east of SR 24 (West Watkinsville City Limits)	12.83	2.91	45
SR 53 ***SCHOOL ZONE***	OCONEE COUNTY HIGH SCHOOL SCHOOL DAYS ONLY	658' west of Union Church Road	10.18	52' west of Burr Harris Road	10.82	0.64	40
SR 53 ***SCHOOL ZONE***	OCONEE COUNTY PRIMARY, ELEMENTARY, MIDDLE SCHOOLS SCHOOL DAYS	370' west of Windsor Drive	11.19	800' east of Hog Mountain Road/Mars Hill Road	11.75	0.56	35
SR 53	Watkinsville	464' east of SR 24 (West Watkinsville City Limits)	12.83	State Route 15	13.47	0.64	45
SR 186	North High Shoals	Morgan County Line	0.00	993' west of New High Shoals Road	1.00	1.00	45

SR 186 ***SCHOOL ZONE***	HIGH SHOALS ELEMENTARY SCHOOL SCHOOL DAYS ONLY	356' west of Gober Road	0.39	1479' west of New High Shoals Road	0.91	0.52	35
SR 186	North High Shoals	993' west of New High Shoals Road	1.00	97' east of Elder Road (East North High Shoals City Limits)	1.50	0.50	55
SR 186		97' east of Elder Road (East North High Shoals City Limits)	1.50	State Route 24	4.38	2.88	55
SR 316		This section of roadway runs common with State Route 8 from M.P. 00.00 to M.P. 07.50 for a distance of 07.50 miles.					
SR 316		State Route 8	7.50	Epp Bridge Pkwy/State Route10 Loop off Ramp	7.80	0.30	45

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Aiken Road	Bogart	Dials Mill Road	Bogart City Limits	0.50	45
Antioch Church Road		Colham Ferry Road	State Route 15	4.10	55
Astondale Road		Bishop City Limits (0.47 miles east of State Route 24)	State Route 15	3.90	50
Atlanta Hwy		Oconee/Barrow County Line	West Bogart City Limits	1.15	50
Atlanta Hwy	Bogart	West Bogart City Limits	500' West of Church Street	0.68	50
Atlanta Hwy	Bogart	500' West of Church	Oconee/Clark County Line	0.84	40
Barber Creek Road		State Route 53	Barrow County Line	1.90	45
Barnett Shoals Road		Watkinsville City Limits	211' West of Norton Road	0.20	45
Barnett Shoals Road		211' West of Norton Road	Bob Godfrey Road	4.90	50
Boldercrest Circle		Old State Route 207	Old State Route 207	0.25	30
Burr Harris Road		Mars Hill Road	State Route 53	1.16	30
Burson Avenue	Bogart	Atlanta Road	Elder Street	0.10	25
Burson Avenue	Bogart	Elder Street	Oconee/Clarke County Line	0.48	35
Choyce Johnson Road		Hebron Church Road	State Route 10/US 78	1.45	50
Cliff Dawson Road		Mars Hill Road	Hog Mountain Road	1.49	50
Clotfleter Road		State Route 53	State Route 10/US 78	3.20	55
Cole Springs Road		State Route 53	North High Shoals City Limits	3.90	55
Colham Ferry Road		Watkinsville City Limits	1780' north of Greene Ferry Road	0.20	40
Colham Ferry Road		1780' north of Greene Ferry Road	Greene County Line	9.89	50
Colliers Creek Road		Mars Hill Road	Dead End	0.90	30
Creek Hollow Run		New High Shoals Road	Echo Trail	0.45	30
Daniells Bridge Road		Hog Mountain Road	Mars Hill Road	3.15	45
Dials Mill Road		State Route 10/US 78	State Route 316	2.50	45
Dials Mill Road		State Route 316	Atlanta Highway	0.40	45
Echo Trail		Hillcrest Drive	Dead End	0.37	30
Elder Mill Road		Saxon Road	Antioch Church Road	2.42	55
Elder Road		State Route 53	High Shoals City Limits	2.10	45

Elder Street	Bogart	Osceola Avenue	Burson Avenue	0.45	35
Elder Street	Bogart	Burson Avenue	Dead End/Athens Carpet Mill	0.06	25
Epps Bridge Parkway		State Route 10 Loop	Clarke County Line	0.80	45
Flat Rock Road		State Route 15	Oliver Bridge Road	5.63	45
Gober Road		Price Mill Road	North High Shoals City Limits	2.56	50
Hebron Church Road		Walton County Line	State Route 53/Hog Mountain Road	3.01	50
Hickory Hills Drive		Simonton Bridge Road	Holly Point Way	0.60	30
Hillcrest Drive		State Route 53	Echo Trail	1.28	30
Hodges Mill Road		Mars Hill Road (CR 264)	State Route 53	3.54	45
Hog Mountain Rd ***SCHOOL ZONE***	OCONEE COUNTY PRIMARY, ELEMENTARY AND MIDDLE SCHOOLS SCHOOL DAYS ONLY	State Route 53	950' north of State Route 53	0.18	35
Hog Mountain Road		State Route 53	US 441	2.09	40
Hunting Creek Lane		Hickory Hills Drive	Simonton Bridge Road	0.30	30
Jefferson Avenue	Bogart	Bogart City Limits	Woodbrook Avenue	0.45	35
Jefferson Avenue	Bogart	Woodbrook Avenue	Osceola Avenue	0.16	25
Jennings Mill Road		Virgil Langford Road	Oconee/Clarke County Line	1.06	45
Jimmy Daniell Road		Mars Hill Road	Oconee/Clarke County Line	1.65	45
Julian Drive		State Route 316	Mars Hill Road	0.44	40
Kings Mill Run		White Oak Drive	White Oak Drive	0.35	30
Kirkland Road		Flat Rock Road	State Route 15	1.88	55
Lane Creek Drive		Cole Springs Road	Apalachee Trace	1.18	25
Lane Creek Road		State Route 53/Hog Mountain Road	Cole Springs Rd	3.17	50
Lavista Road		State Route 15/US 441	Spartan Lane	0.85	30
Malcolm Bridge Road		State Route 53	Mars Hill Road	3.50	45
Malcolm Bridge Road ***SCHOOL ZONE***	Malcolm Bridge ELEMENTARY AND MIDDLE SCHOOLS SCHOOL DAYS ONLY	292' north of Lenru Road	Mars Hill Road	0.77	35
Mars Hill Road		State Route 10/US 78	State Route 53 (Butlers Crossing)	5.50	45
Mars Hill Road		State Route 316	57' south of Osceola Court	0.50	45
Mars Hill Road		State Route 10/US 78	State Route 316	1.12	45

Mars Hill Road ***SCHOOL ZONE***	OCONEE COUNTY PRIMARY, ELEMENTARY AND MIDDLE SCHOOLS SCHOOL DAYS ONLY	130' south of Woodlands Road	State Route 53	0.38	35
Mason Hill Road		Spartan Lane	Lavista Road	0.65	30
Mayne Mill Road		Colham Ferry Road	Old Farmington Road	2.44	55
McNutt Creek Road		Dials Mill Road	SR 316	1.45	40
McNutt Creek Road		SR 316	Bogart City Limits	0.18	40
McRees Gin Road		Barnett Shoals Road	Flat Rock Road	1.93	55
McRees Mill Road		Barnett Shoals Road	Flat Rock Road	1.76	55
Meriweather Drive		Jimmy Daniell Road	Jennings Mill Road	1.50	35
Moores Ford Road		Walton County Line	600' north of Walton County Line	0.11	45
Moores Ford Road		600' north of Walton County Line	State Route 53	2.71	55
Mountain Laurel Drive		Hunting Creek Lane	Simonton Bridge Road	0.40	30
New High Shoals Road		Union Church Road	North High Shoals City Limits	2.35	50
New High Shoals Road		Union Church Road	US 441	1.55	50
New High Shoals Road ***SCHOOL ZONE***	WESTMINSTER CHRISTIAN ACADEMY SCHOOL DAYS ONLY	0.03 miles west of Melissa Drive	0.04 miles east of Bishop Farms Parkway	0.42	40
Northwoods Road		Colliers Creek Road	Burr Harris Road	0.65	30
Oconee Connector		Epps Bridge Pkwy	Mars Hill Road	1.71	45
Old Bishop Road		2088' north of Bishop City Limits	State Route 24/Macon Highway	1.82	55
Old State Route 8	Bogart	Oconee/Barrow County Line	Bogart City Limits	1.06	55
Oliver Bridge Road		State Route 15	Flat Rock Road	3.57	45
Osborne Road		State Route 53	Hebron Church Road	1.45	45
Osborne Road *SCHOOL ZONE*	Dove Creek Elementary and Middle Schools SCHOOL DAYS ONLY	State Route 53	0.04 miles west of Fairfield Springs Lane	0.44	35
Osceola Avenue	Bogart	Atlanta Highway	Church Street	0.00	25
Pete Dickens Road		McNutt Creek Road	US 78	1.27	55
Pine Lake Drive		Bouldercrest Drive	Old State Route 207	0.30	30
Plaza Parkway		Oconee Connector	Jennings Mill Road	0.53	45
Price Mill Road		190' south of Freeman Creek Road	Morgan County Line	2.19	55
Rays Church Road		500' north of North High Shoals City Limits	SR 53	2.11	45

Robinhood Road		Burr Harris Road	State Route 53	1.70	30
Rocky Branch Road		Mars Hill Road	Malcom Bridge Road	2.05	50
Rocky Branch Road		Malcom Bridge Road	State Route 53	1.80	50
Rocky Branch Road ***SCHOOL ZONE***	NORTH OCONEE COUNTY HIGH AND ROCKY BRANCH ELEMENTARY SCHOOLS SCHOOL DAYS ONLY	1,980' north of State Route 53	State Route 53	0.38	40
Ruth Jackson Road		US 78	US 78	2.65	45
Salem Road		Old Farmington Road	1575' South of Old Farmington Road	0.30	45
Salem Road		1575' South of Old Farmington Road	Oconee/Greene County Line	5.10	55
Saxon Road		Colham Ferry Road	Elder Mill Road	1.71	55
Sikes Road		State Route 53	Barber Creek Road	1.35	55
Simonton Bridge Road		Watkinsville City Limits	Clarke County Line	1.90	45
Snows Mill Road		State Route 53	Walton County Line	3.30	50
Spartan Lane		Lavista Lane	State Route 15/441	1.30	30
Trailwood Drive		Hillcrest Drive	Dead End	0.60	30
Union Church Road		State Route 53	State Route 186	3.00	45
Union Church Road ***SCHOOL ZONE***	OCONEE COUNTY HIGH SCHOOL SCHOOL SCHOOL DAYS ONLY	State Route 53	2700' from State Route 53	0.51	35
Virgil Langford Road		Mars Hill Road	State Route 316	0.41	30
Virgil Langford Road		State Route 316	Oconee Connector	0.43	30
Watson Springs Road		Antioch Church Road	Colham Ferry Road	3.03	55
Whippoorwill Road		Elder Road	Union Church Road	2.50	45
Whippoorwill Road ***SCHOOL ZONE***	OCONEE COUNTY HIGH SCHOOL SCHOOL SCHOOL DAYS ONLY	Union Church Road	600' from Union Church Road	0.11	40
White Oak Drive		State Route 15/441	Dead End	0.70	30
Wildwood Drive		Creek Hollow Run	Echo Trail	0.32	30
Windsor Drive		State Route 53	Trailwood Drive	0.50	30
Wire Bridge Road		Oliver Bridge Road	State Route 15	2.17	50

SCHOOL ZONES ARE EFFECTIVE

One hour before normal hours of school operation begin until one hour after normal hours of school operation have concluded for the dismissal of school. **SCHOOL DAYS ONLY**

****AUTOMATED TRAFFIC ENFORCEMENT SAFETY DEVICE (ATESD) HOURS ARE EFFECTIVE****

One hour before instructional classes begin until one hour after instructional classes have concluded for the dismissal of school.
SCHOOL DAYS ONLY

**SPEED DETECTION DEVICE PERMIT LIST OF ROADS ORDINANCE OF OCONEE
COUNTY, GEORGIA**

AN ORDINANCE ESTABLISHING A LIST OF ROADS AND APPLICABLE SPEED LIMITS
FOR ON-SYSTEM AND OFF-SYSTEM ROADWAYS WITHIN OCONEE COUNTY, GEORGIA FOR
THE PURPOSE OF ENFORCEMENT BY SPEED DETECTION DEVICES

ENACTMENT CLAUSE

For the purpose of promoting the health, safety and general welfare of the present and future inhabitants of the unincorporated areas of Oconee County, the Board of Commissioners does hereby ordain and enact into law the following:

ARTICLE ONE: GENERAL PROVISIONS

Section 1. Title. This Ordinance shall be known and may be cited as the Speed Detection Device Permit List of Roads Ordinance.

ARTICLE TWO: LIST OF ROADS

Section 1. List of Roadways. The list of roads, extents, mileage, and accompanying speed limits is attached hereto and incorporated as part of this ordinance.

ARTICLE THREE: MISCELANEOUS

Section 1. Severability. In the event any section, subsection, sentence, clause or phrase of this Ordinance is declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect any other section, subsection, sentence, clause or phrase, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.

Section 2. Repeal of Conflicting Ordinances. All ordinances, resolutions and parts of ordinances or resolutions in conflict with this Ordinance are hereby repealed.

Section 3. Effective Date. The provisions of this Ordinance shall be effective and in force upon the date of its adoption, the public welfare demanding it.

Approved by the Oconee County Board of Commissioners after a first reading on the _____ day of _____, 2025, and final action adopting and approving same on the _____ day of _____, 2025.

BOARD OF COMMISSIONERS
OCONEE COUNTY, GEORGIA

BY: _____
John Daniell, Chairman

Mark Saxon, Member

Mark Thomas Member

Chuck Horton, Member

Amrey Harden, Member

ATTEST:

Holly Stephenson, County Clerk

**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 B-2 (Highway Business District) pursuant to an application for rezoning of property owned by Townley Family Partnership submitted on October 21, 2024.

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 SER Engineering on October 19, 2024, requesting a rezone of a ±2.89-acre tract of land located at 5300 Macon Highway in, Oconee County, Georgia, (tax parcel no. B-07-006A), 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 July 21, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th of August, 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: SER Engineering

APPLICATION SUBMISSION DATE: October 19, 2024

RE: Request to rezone from zoning classification AG (Agricultural District) to zoning classification B-2 (Highway Business District) of a ±2.89-acre tract of land located at 5300 Macon Highway in, Oconee County, Georgia, (tax parcel no. B-07-006A) 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 5th day of August, 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 P24-0165

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CONDITIONS

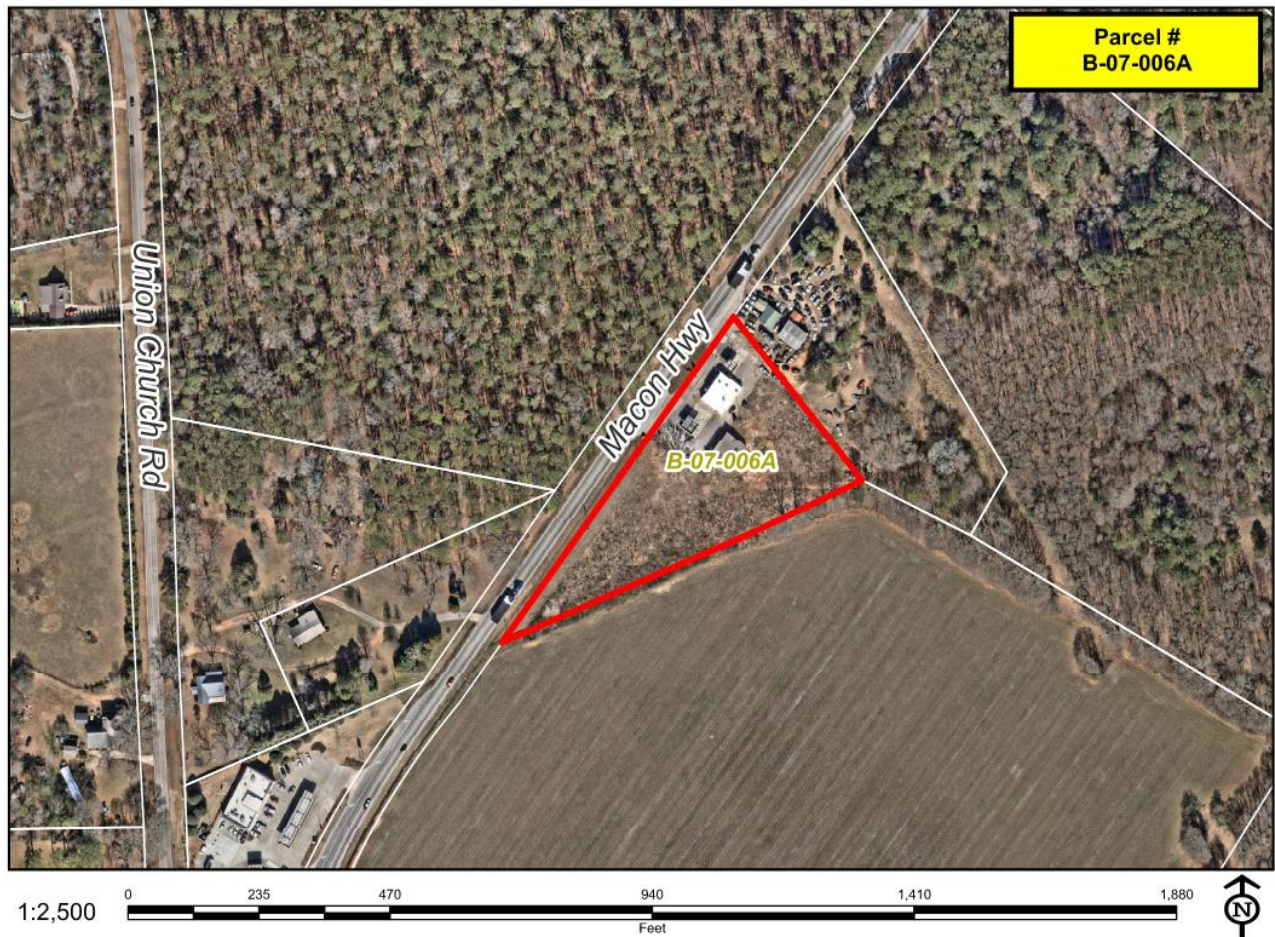
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not 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 signs that are currently in the public right of way shall be relocated per GDOT comments prior to occupancy of any renovated building.
5. There shall be no auto repair services allowed on site. All vehicles stored on site from the adjacent auto repair business shall be removed prior to the issuance of a Site Development Plan.
6. 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.
7. Landscaping shall be installed to meet the requirements of Article 8, Landscaping and Buffers for both existing and new site improvements.

EXHIBIT "A" TO REZONE NO P24-0165

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TAX MAP

REZONE # P24-0165 - SAKSS BISHOP LLC



LEGAL DESCRIPTION

PROPERTY DESCRIPTION

All that tract or parcel of land lying in and being part of the 222nd G.M.D., Oconee County, Georgia, containing 2.890 acres as shown on a survey for SAKKS Bishop LLC by Traditions Surveying LLC dated May 6, 2024, and being more particularly described as follows:

COMMENCE at a nail situated at the point of intersection formed by the centerline of U.S. Hwy 441 (80 foot wide right of way (R/W)) and the centerline of High Shoals Road; run thence North 32 degrees 31 minutes 45 seconds East 730.50 feet to a ½ inch reinforcing rod (RR) situated on the easterly R/W line of U.S. Hwy 441 and being the TRUE POINT OF BEGINNING; run thence along said easterly R/W line North 35 degrees 26 minutes 6 seconds East 704.25 feet to a 1" axle with cog; leaving said R/W line, run thence along property of Charles Kent Holcomb the following courses and distances: i) South 40 degrees 9 minutes 8 seconds East 362.46 feet to a ½ inch RR; ii) South 30 degrees 10 minutes 36 seconds East 6.49 feet to a nail found at the base of a ½ inch RR; run thence South 65 degrees 42 minutes 56 seconds West 707.94 feet along the property of SVN/SOP, LLC ET AL to a ½ inch RR being the TRUE POINT OF BEGINNING.

All directions recited herein are referenced to Grid North (Georgia West Zone).



Stephen Smitherman, PLS #3049

NARRATIVE



NARRATIVE STATEMENT

Introduction

The applicant and owner respectfully request that the Oconee County Board of Commissioners, Planning Commission and Planning Staff approve and support the applicant’s request to rezone the property at 5300 Macon Highway in Bishop, GA from AG to B-2 for the purposes of improving access and parking for the existing convenience store with gas and to renovate the existing vacant adjacent building (previously used as an antique shop) into a restaurant and add the required parking to support this proposed use in accordance with Oconee County code. The vacant building was previously used as antique shop and the owner is seeking to repurpose it into a modern eatery for the local community and the traveling public.

Adjacent Properties

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent property is an automotive repair shop and a similar convenience store with gas and a restaurant is located less than 450ft south on Macon Highway (U.S. Highway 441). Therefore, the proposed change would allow for a use that is suitable in view of the use and development of adjacent and nearby property.

Development Details

The proposed improvements are on a 2.89-acre (125,888 SF) parcel. The ground area of the existing convenience store is 2,819 SF and the existing vacant building (proposed restaurant) is 2,632 SF. No increase in square footage is proposed for either building. The façade of each building will be upgraded to a modern design using sustainable and eco-friendly composite plank exterior cladding with decorative stone trim. New stormwater gutters will be added to both building. Parking capacity for both building will be increase and all existing pavement will be re-paved in asphalt and restriped and wheel stops will be added for each parking space. New Landscaping and exterior lighting will be added to the parking lot in accordance with the Oconee County standards. See the below photos for the proposed construction/façade material and reference the concept plan for the proposed landscaping. The current driveway entrance from Macon Highway to the convenience store and vacant building will be redesign with a new deceleration lane in compliance with GDOT design standards for state highways. A second entrance with a larger turning radius will be added south of the proposed deceleration lane to separate larger vehicles (RV and Trucks) from the smaller cars and then channel the larger vehicles to the diesel pump area. 6ft privacy fencing will be added along the backside of the property. A 5 ft wide sidewalk will be added along Macon Highway. The total estimated value of the property improvements to this site is \$450k to \$600k.

EXHIBIT “A” TO REZONE NO P24-0165

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NARRATIVE

Access and Traffic

ESTIMIATED AVERAGE DAILY TRAFFIC (ADT)

Oconee County collected a bi-directional average daily traffic (ADT) count on Macon Highway (US 441) in April 2015 and the average 24-hour volume on Macon Hwy was 11,377 vehicles (see below). GDOT latest ADT was collected in December 2022 and an ADT count on Macon Highway (US 441) was 11,000 vehicles (see below).

Count Data Name	Location	Date	Count	Posted Speed (mph)	Max Speed (mph)	85% Speed (mph)
Rays Church Rd	North High Shoals City Limits	09/18/13	1086	35	79	53
Rays Church Rd	County portion	09/18/13	1426	55	98	57
Rays Church Rd N	SR 53 end	09/18/08	1556	45	80	59
Rays Church Rd S	@North High Shoals City Limit	09/18/08	1044	45	79	55
Rocky Branch Rd	North End	05/21/14	3323	45	76	47
Rocky Branch Rd	South End	05/20/14	2249	45	99	54
Rocky Branch Rd 1	SR 53 end	07/31/08	1265	45	75	53
Rocky Branch Rd 2	North of Malcom Bridge Intersection	07/31/08	1655	45	77	53
Ruth Jackson Rd E	East end of R/R	10/09/08	351	45	69	54
Ruth Jackson Rd W	West end of R/R	10/07/08	1852	45	63	46
Salem Rd	55 mph segment	09/18/13	1328	55	87	64
Sikes Rd	Near Barber Creek end	06/08/11	588	45	75	47
Sikes Rd	Near 53 end	06/08/11	676	45	69	45
Simonton Bridge Rd	Near 3rd Street	05/16/14	7813	30	67	37
Simonton Bridge Rd	East of Norton Rd	05/16/14	7314	45	89	50
Simonton Bridge Rd	Near Bridge	05/16/14	6791	45	99	58
Simonton Bridge Rd E	ACC end	07/09/08	6543	45	89	59
Simonton Bridge Rd W	Watkinsville end	07/10/08	6267	45	77	51
Snows Mill Rd	@Walton County Line	09/17/08	1202	45	94	64
Snows Mill Rd	SR 53 end near school	07/30/08	2197	55	77	56
Spartan Lane	Near 441	11/17/08	2978	30	49	34
Stonebridge Pkwy N	Near Hog Mountain Rd	08/04/09	1061	35	70	34
Stonebridge Pkwy S	Near SR 53	08/04/09	1006	35	51	31
Union Church Road 1	North end near 53	10/31/08	5630	45	55	37
Union Church Road 2	North of New High Shoals Rd	10/31/08	4601	45	94	57
Union Church Road 3	South of New High Shoals Rd	10/29/08	2407	45	75	52
Union Church Road 4	South end near 186	10/31/08	2357	45	77	54
US 441	8400 Block	01/03/11	11377	45	98	60
Virgil Langford N	North of 316	08/20/08	233	30	65	44
Virgil Langford S	South of SR 316	08/21/08	771	30	60	36
Wellbrook Dr	Hog Mountain end	08/05/08	685	30	72	50
Whippoorwill Rd E	East end near Union Church Rd	10/31/08	1184	45	87	55

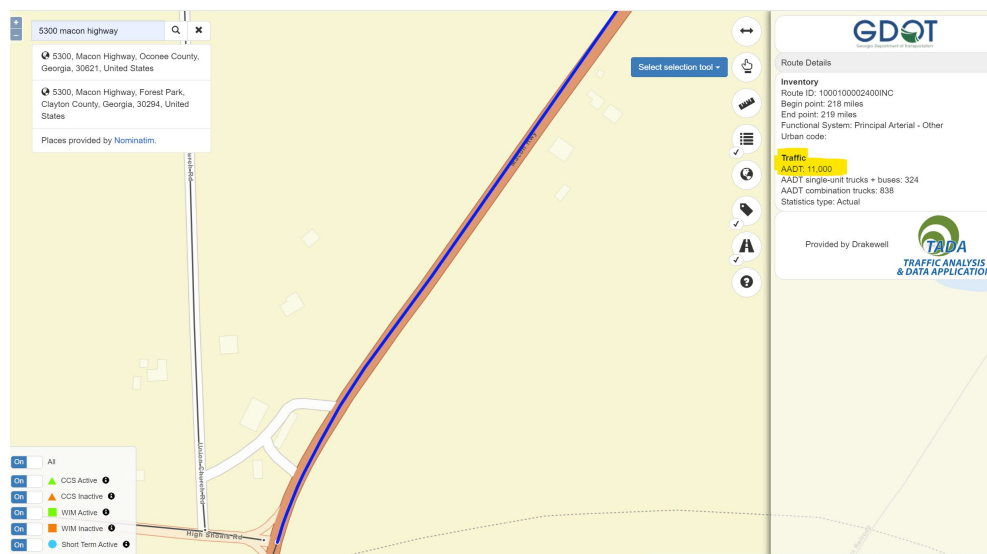


EXHIBIT “A” TO REZONE NO P24-0165

Page 6 of 12

NARRATIVE

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome impact to the existing local traffic flow along Macon Highway. The new deceleration lane and second entrance for trucks will improve vehicular access to the property from Macon Highway while also increasing driver safety by allowing vehicles to slow down to a safer speed before making the turn onto the development, without affecting the main flow of traffic.

TRIP GENERATION

Trip Generation for the proposed development was calculated with reference to the total useable area for each type of land use of the proposed site. The trip generations are expressed as passenger car unit (PCU's) whereby each type of vehicle is expressed as an equivalent number of PCU's. Trip generation was done using the trip generation rates in latest edition of the ITE Trip Generation Manual, 11th edition. The trips so generated are then calibrated keeping in view the local trend of traffic in such areas, especially for peak hours as all the traffic studies and analysis are done for the peak hour. So accordingly generated trips for morning and evening peak hours were calculated and maximum of these was selected for analysis purpose.

The proposed development is a 2,632 SF restaurant building. A 2,819 SF convenience store with fuel is currently serving the community on this 125,888 SF (2.89 acres) parcel. The total covered area of the of both buildings is 5,451 SF which include useable space of 2,819 SF and 2,632 SF respectively. It is expected that highest number of the trips will be generated in PM peak hour based on the current traffic pattern and number of trips calculated by Trip generation rates (Annexure G) in ITE Trip Generation Manual, 11th Edition.

A breakout trip generation rate and total generated trips of the existing land use type (Convenience Store with 4 gas pumps) and the new proposed development (Restaurant building) for the selected land use against office according to ITE Trip Generation Manual, 11th Edition, is given in Table 1 below:

Table 1: Breakout of Current Trip Generation and new Trip Generation by the Proposed Development

Land Use Type	Land Use Code	Time (Weekday)	Average Rate (1000 SQF GFA)	Area
Convenience Store with 4 Gasoline Pumps	853	AM Peak Hour	0.04059	2819
		PM Peak Hour	0.04929	
Restaurant Building	931	AM Peak Hour	0.00073	5451
		PM Peak Hour	0.0078	
		Saturday	0.01068	
		Sunday	0.0078	

Trip Generation Breakout Totals

Scenario	Trips
Total Trips (without Development)	139
Total Trips (Development)	43
Total Trips (with Development)	182

Trip Distribution

Total increase trips generated by the development is 43 during the PM Peak Hour. The total number of trips generated by the existing development and new development is 182. The percentages distribution of trips for In and Out of the P.M. Peak are given as 67% and 33% respectively. This calculates a directional trip distribution of 122 incoming towards development and 60 outgoing away from development via US Highway 441 (Macon Highway).

In conclusion, as the above data indicates, the proposed development will generate less than 1,000 average daily vehicle trips.

NARRATIVE

Water and Sanitation Sewer

The existing buildings are both on well water and septic sewer. There are no possible connections to the public sanitation sewer system in this area of Oconee County. Therefore, the current septic system will be redesigned with an increased capacity to support the proposed restaurant and the existing convenience store. The nearest connection to public potable water is over 800ft away from the property. However, as part of this improvement project, a future water service line will be installed by the owner from the property to the Macon Highway right-of-way and then capped for a future tap to the public water system in accordance with Oconee County Utility Department water tap standards. The Estimated Annual Average Daily Flow (AADF) in gallons per day (gpd) is as follows:

Restaurant (sit-down) = 55 gpd x 28 seats (max capacity) = 1,540 gpd

Convenience Store with Gas Station = 250 gpd x 4 gas pumps = 1,000 gpd

Total Annual Average Daily Flow (AADF) in gallons per day (gpd) = 2,540 gpd

Please see the below Water/Sewer Capacity Letter from the Oconee County Utility Department (complete letter uploaded to BS&A online) confirming the current Water/Sewer infrastructure for this area of Oconee County.



Oconee County Utility Department

Board of Commissioners

John Daniell, Chairman
Mark Thomas, Post 1
Chuck Horton, Post 2
Amery Harden, Post 3
Mark Saxon, Post 4

August 28, 2024

Anthony Cochran, PE
South Engineering Resources

Re: 5300 Macon Hwy, Bishop, GA, B07006A

Potable water is available for the above referenced project location for both domestic and irrigation purposes. Please note that the connection location is approximately 800 feet from the corner of the referenced property and will require plan submittal and approval before connection will be possible.

Regarding Wastewater collection system connection and treatment capacity: System connection is not possible at the referenced location.

Availability

- The availability of water and sewer *does not guarantee connection*.
- Connection to the wastewater system will require the developer to obtain an easement to reach the nearest gravity sewer line.
- Unforeseen drought conditions or wastewater treatment capacity limitations may affect or delay the issuance of permits or connections to the water and sewer systems.
- Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package during the construction plan review.

This availability letter expires 1 year from the date of issuance.

Stormwater Drainage

There is no public stormwater drainage system along this section of Macon Highway. A Stormwater Management Plan will be designed for the project site improvements using the Best Management Practices outlined in the Georgia State Stormwater Management Manual and in accordance with Oconee County Stormwater regulations.

NARRATIVE

Landscaping

A Landscaping Plan will be designed for the project site improvements in accordance with Oconee County Land development standards. The proposed Landing Plan is provided on the Concept Plan.

Schedule

There proposed completion time for project site improvements is four months after the permitting approval from Oconee County.

Conclusion

The adjacent property owners have cited no objections to the proposed rezoning and the proposed rezoning could be in conformity with the policy and intent of the Oconee County Comprehensive Land Zoning Plan with this zone change.

PHOTOS OF IMPROVEMENTS



Existing Convenience Store w/Fuel (Front Elevation)

NARRATIVE



Existing Convenience Store w/Fuel (North Elevation)



Existing Convenience Store w/Fuel (South Elevation)

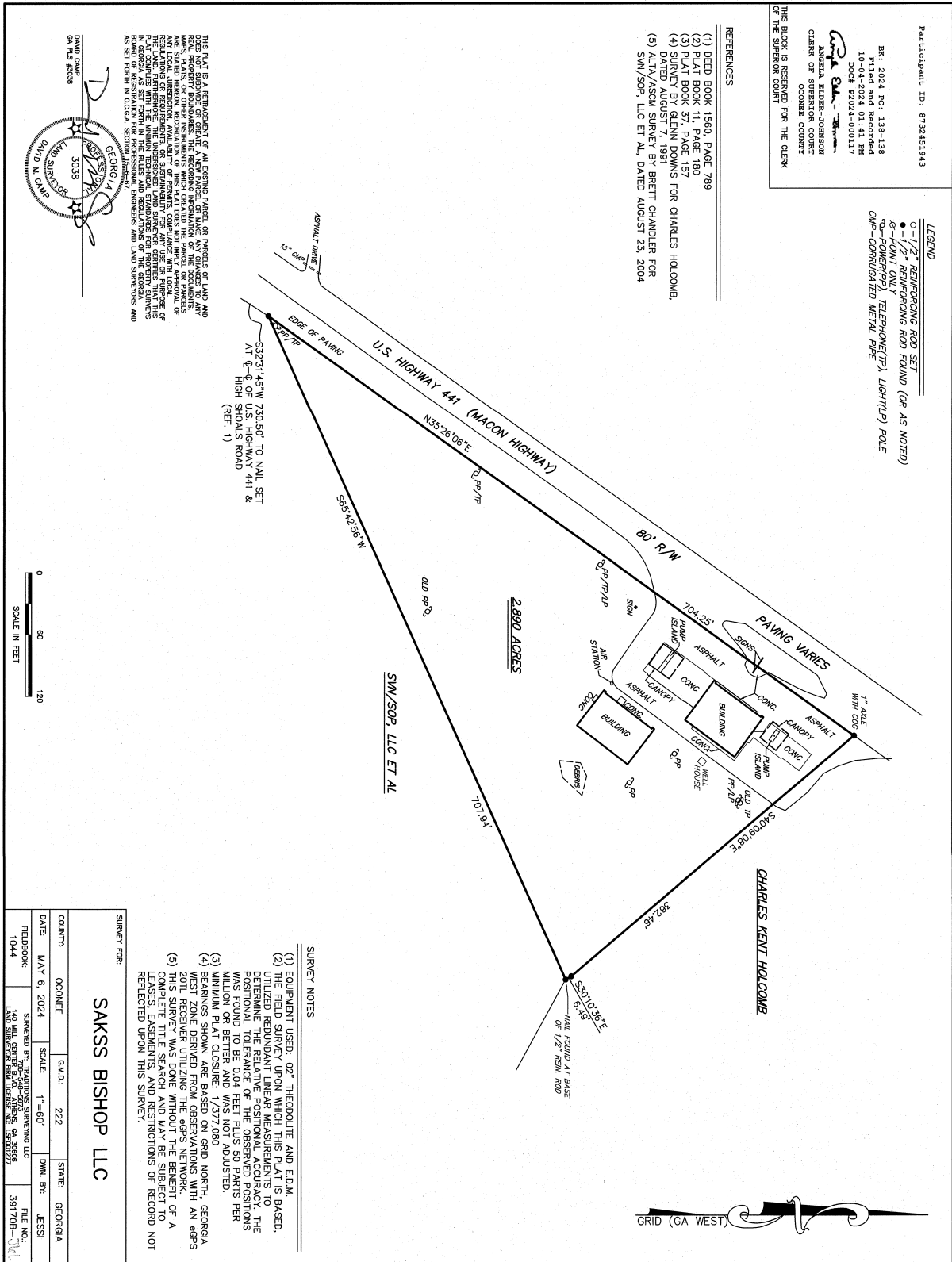
NARRATIVE



Proposed 28 Seat Restaurant (Front Elevation)

Page 11 of 12

PLAT



CONCEPT PLAN

SITE ADDRESS: 5300 MACON HWY
BISHOP, GA 30621

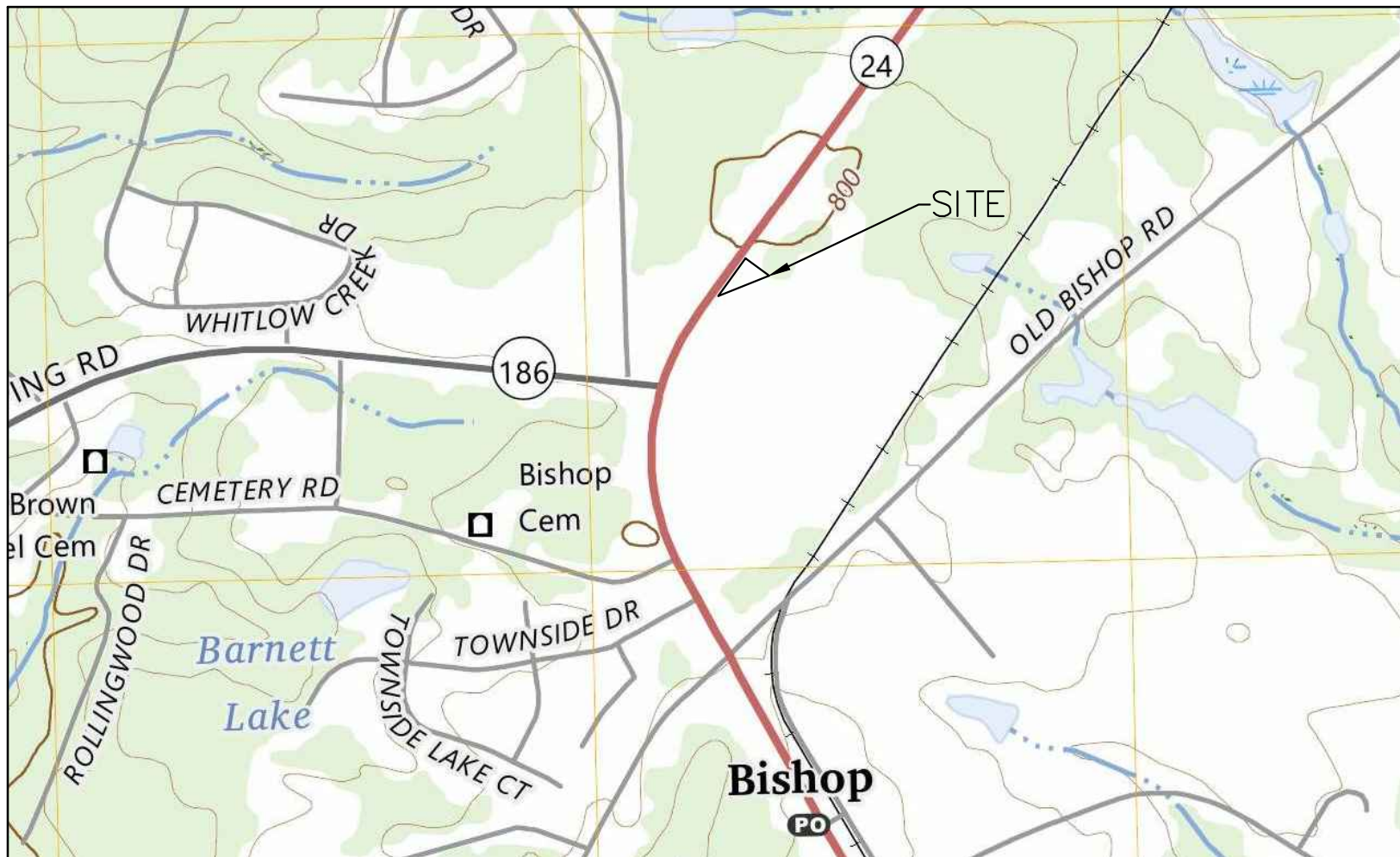
OWNER/;
DEVELOPER SAKSS BISHOP LLC
777 BLACKFOOT TRAIL
SUWANEE, GA 30024
CONTACT: LEE ANDERSON
PHONE: (470) 824-0210

ENGINEER/;
APPLICANT SOUTH ENGINEERING RESOURCES
3470 PRAIRIE DRIVE
SNELLVILLE, GA 30039
CONTACT: ANTHONY COCHRAN
PHONE: (404)307-6815

1. PARCEL NUMBER: B 07 006A
2. PARCEL AREA: 2.89 ACRES, (125,888.40 SF)
3. EXISTING ZONING : AG (AGRICULTURAL DISTRICT)
PROPOSED REZONING: B-2 (HIGHWAY BUSINESS DISTRICT)
4. EXISTING USES: CONVENIENCE STORE WITH GAS
EXISTING BUILDING 2 NOT IN USE
5. PROPOSED USES: CONVENIENCE STORE WITH GAS
RESTAURANT
6. SURVEY OBTAINED FROM TRADITIONS SURVEYING LLC
140 MILL CENTER BLVD
ATHENS, GA 30606
7. MIN LOT AREA: WITHOUT SEWER - 1 ACRE
LOT AREA: 2.89 ACRES
8. MAX LOT COVERAGE: 80%
EXISTING: 19.11%
PROPOSED: 55.91%
9. MIN LOT WIDTH: 150 FEET WITH SEWER
LOT WIDTH: 326.46 FEET
10. MINIMUM FRONT YARD SET BACK: 20 FEET (FROM MAJOR THROUGHFARE)
PROPOSED: 20 FEET
11. MINIMUM SIDE YARD SETBACK: 10 FEET
PROPOSED: 10 FEET
12. MINIMUM REAR YARD SETBACK: 10 FEET
PROPOSED: 10 FEET
13. MAX BUILDING HEIGHT: 55 FEET
BUILDING HEIGHT: 30 FEET

- KEYED NOTES:
1. EX 2818 SF BUILDING WITH EXISTING CANOPY AND PUMPS..
 2. EX 2,632 SF BUILDING TO BE REMODELED FOR A RESTAURANT.
 3. STANDARD DUTY ASPHALT PAVEMENT, REFER TO SHEET C.XX FOR DETAILS.
 4. HEAVY DUTY ASPHALT PAVEMENT, REFER TO SHEET C.XX FOR DETAILS.
 5. 6" CONCRETE CURB (TYP.), REFER TO SHEET C.XX FOR DETAILS.
 6. DUMPSTER PAD, REFER TO SHEET C.XX FOR DETAILS.
 7. 9' X 19' PROPOSED PARKING SPACE (TYP.), 8 TOTAL SPACES, SEE SHEET C.14 FOR PROPOSED PARKING STRIPING (TYP.) DETAIL.
CONVENIENCE STORE: 7 SPACES
RESTAURANT: 32 SPACES
 8. 1 - 9' X 19' HANDICAP SPACE WITH 9' X 19' ACCESSIBLE AISLE, SEE SHEET C.XX FOR DETAILS.
CONVENIENCE STORE: 1 HANDICAP SPACE
RESTAURANT: 2 HANDICAP SPACES
 9. PROPOSED 7' X 7' TRANSFORMER PAD, CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR ONSITE CONDUIT LOCATION, EXACT PAD SIZE AND LOCATION.
 10. PROPOSED 5' CONCRETE SIDEWALK, REFER TO SHEET C.XX FOR DETAILS.
 11. PROPOSED 10' LANDSCAPE STRIP.
 12. 15' ZONING BUFFER.
 13. STORMWATER BMPS.
 14. 12' DECELERATION LANE, REFER TO SHEET C.XX FOR DETAILS.
 15. 12' WIDE DRIVETHRU, FOR RESTAURANT.
 16. 25' DRIVEWAY FOR SEMITRUCK TO ACCESS DIESEL FUEL PUMPS AT CONVENIENCE STORE.
 17. 6' HIGH, BLACK VINYL COATED DECORATIVE\ORNAMENTAL FENCE, REFER TO SHEET C.XX FOR DETAIL.
 18. RELOCATED SIGNAGE.
 19. RELOCATED PUMP HOUSE TO SERVICE WATER TO BUILDINGS.
 20. 1" WATER SERVICE LINES TO BUILDINGS.
 21. 1" WATER SERVICE LINE FROM RIGHT OF WAY TO BUILDINGS FOR FUTURE USE.
 22. 6" SANITARY SEWER SERVICE LATERAL.
 23. 1500 GALLON GREASE TRAP.
 24. 8" PVC SANITARY SEWER.
 25. SEPTIC TANK AND DOSING TANK.
 26. 10" VEHICLE USE SCREENING.

REV:	DESCRIPTION:	DATE:	REV:	DESCRIPTION:	DATE:
1	REVISED PER OCONEE COUNTY COMMENTS	10/8/24			
2	REVISED PER OCONEE COUNTY COMMENTS	11/6/24			
3	DRAWING DATE AND REVISION INFO. ADDED PER COMMENTS	12/12/24			



VICINITY MAP
SCALE: 1" = 1000'

- KEYED NOTES:
27. EXISTING UNDERGROUND STORAGE TANKS LOCATION.
 28. 1 EXISTING DIESEL PUMP.
 29. 2 PUMPS FOR REGULAR, MIDGRADE AND PREMIUM GAS.

IMPERVIOUS AREAS CALCULATIONS:
EXISTING: 24,062.88 SF
PROPOSED : 67,859.76 SF

STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

SEWER SERVICE WILL BE PROVIDED BY A SEPTIC SYSTEM.

WATER SERVICE IS PROVIDED TO THE SITE BY A WELL.

POWER WILL BE CHANGED FROM OVERHEAD TO UNDERGROUND

2.890 ACRES

SVN/SOP, LLC ET AL
AG (AGRICULTURAL)

PARKING CALCULATION:
USE: CONVENIENCE STORE WITH GAS
ONE SPACE/EVERY 300 SF OF GROSS FLOOR AREA
2818 SF/300 SF = 9.6, 10 X 1 SPACE = 10 SPACES NEEDED
SPACES PROVIDED 7 SPACES PROVIDED PLUS 1 HANDICAP SPACE

USE: FAMILY RESTAURANT/W A DRIVE THRU WINDOW
9.5 SPACES FOR EVERY 1,000 SF OF GROSS FLOOR AREA
2520 SF/1000 SF = 2.52, 2.52 X 9.5 SPACES=23.94, 24 SPACES NEEDED
SPACES PROVIDED: 47 SPACES PLUS 2 HANDICAP SPACES

SHARED PARKING REDUCTION TABLE

LAND USE TYPE	WEEKDAYS		NIGHTTIME	WEEKENDS	
	6:00 A.M. -5:00 P.M.	5:00 P.M. -1:00 A.M.	1:00 A.M. -6:00 P.M.	6:00 A.M -5:00 P.M.	5:00 P.M. -1:00 A.M.
RETAIL	6	9	1	10	7
RESTAURANT	12	24	2	24	24

HIGHEST DEMAND = 36 SPACES
SPACES PROVIDED= 54 SPACES

CHARLES KENT HOLCOMB
ZONING: AG (AGRICULTURAL)
PARCEL #B07 006 DA

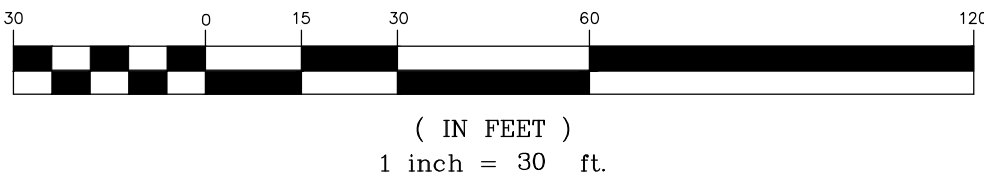
SVN/SOP, LLC ET AL
ZONING AG (AGRICULTURAL)
PARCEL # A 07 040

WETLAND CERTIFICATION:
THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [] DOES / [X] DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

WATERS OF THE STATE DO NOT EXIST ON OR WITHIN 200' OF THIS SITE.

F.I.R.M. NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAP OF OCONEE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13219C0135E
EFFECTIVE DATE: SEPTEMBER 9, 2022
THIS PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD)

GRAPHIC SCALE



SCALE: 1" =30'

DATE: 12/11/2024

SHEET NO.

C.2

OWNER/;
DEVELOPER

CONTACT:

SAKSS BISHOP LLC
CONCEPTUAL SITE PLAN
SUWANEE, GA 30024
LEE ANDERSON
PHONE: (470) 824-0210



**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 AR (Agricultural Residential District) to zoning classification AG (Agricultural District) pursuant to an application for rezoning of property owned by Alexander and Sadie Ginn submitted on November 10, 2024.

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 Alexander and Sadie Ginn on November 10, 2024, requesting a rezone of a ±6.221-acre tract of land located at 1967 Flat Rock Road and 1971 Flat Rock Road in, Oconee County, Georgia, (tax parcel no. C-05-043JB, C-05-043JA, and C-05-053J), 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 July 21, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th of August, 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: Alexander and Sadie Ginn

APPLICATION SUBMISSION DATE: November 10, 2024

RE: Request to rezone from zoning classification AR (Agricultural Residential District) to zoning classification AG (Agricultural District) of a ±6.221-acre tract of land located at 1967 Flat Rock Road and 1971 Flat Rock Road in, Oconee County, Georgia, (tax parcel no. C-05-043JB, C-05-043JA, and C-05-053J) zoned 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 5th day of August, 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 P24-0235

Page 1 of 8

CONDITIONS

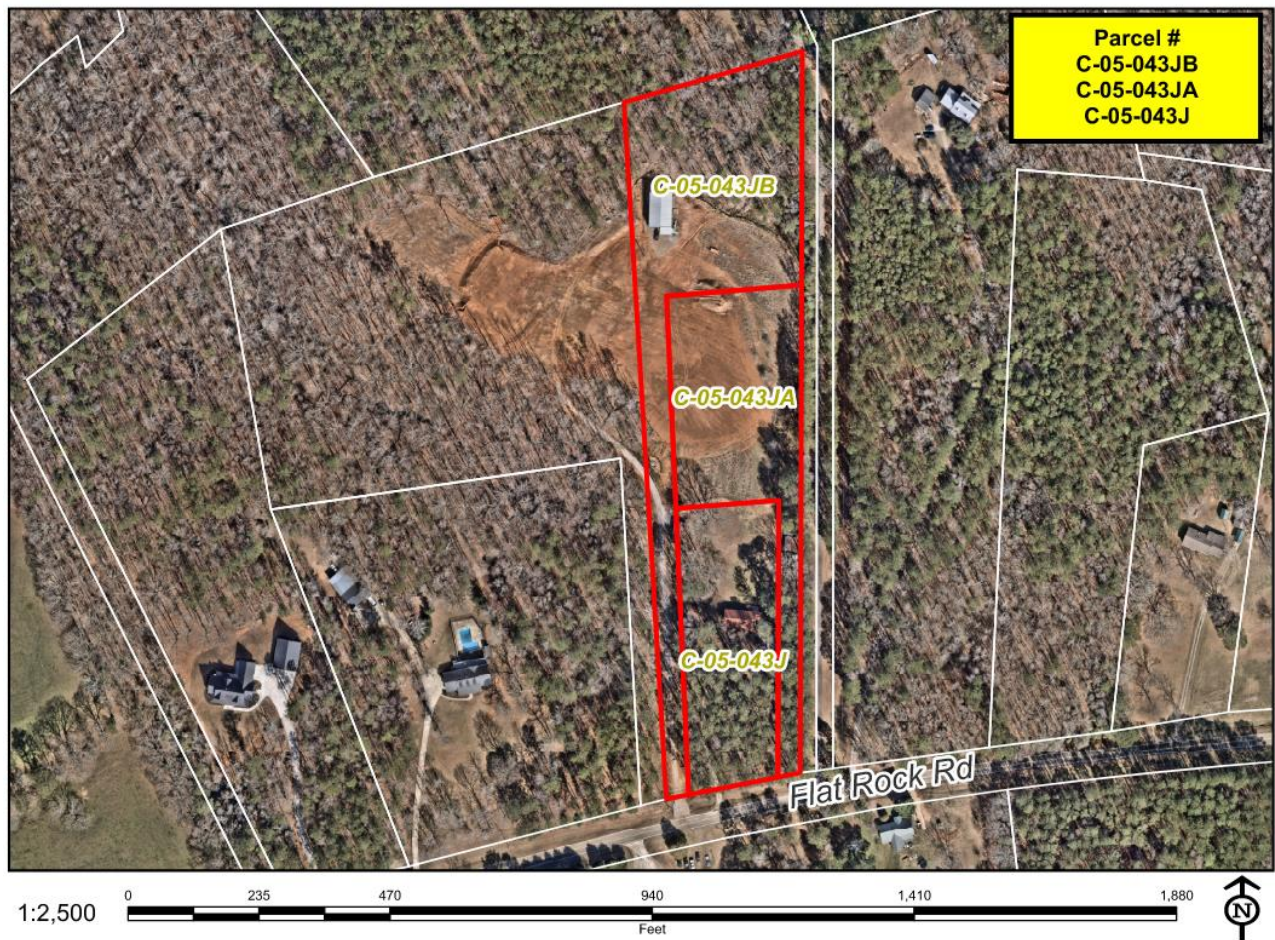
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. Any new driveway location shall be subject to approval by the Public Works Director.

EXHIBIT "A" TO REZONE NO P24-0235

Page 2 of 8

TAX MAP

REZONE # P24-0235 - ALEXANDER & SADIE GINN



LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 2.000 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; Thence along said Right-of-Way N 78°57'31" E a distance of 40.45' to an IPS; said point being the **True Point of Beginning**

Thence leaving said Right-of-Way N 03°49'20" W a distance of 424.91' to an IPS;

Thence S 89°48'52" E a distance of 229.64' to an IPS;

Thence S 00°09'47" W a distance of 384.15' to a 3/8" Rebar found on the northern Right-of-Way of Flat Rock Road;

Thence along said Right-of-Way S 78°45'59" W a distance of 46.02' to a Point;

Thence S 79°00'53" W a distance of 157.98' to an IPS;

Said Point being the **True Point of Beginning**

LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 5.521 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; said point being the **True Point of Beginning**

Thence leaving said Right-of-Way N 03°28'48" W a distance of 427.49' to an IPS;

Thence N 03°28'48" W a distance of 823.46' to a 1/2" Rebar found;

Thence S 72°43'37" E a distance of 334.06' to an IPS;

Thence S 00°09'47" W a distance of 718.48' to an IPS;

Thence N 89°48'52" W a distance of 229.64' to an IPS;

Thence S 03°49'20" E a distance of 424.91' to an IPS on the northern Right-of-Way of Flat Rock Road;

Thence along said Right-of-Way S 78°57'31" W a distance of 40.45' to an 1/4" Rebar found;

Said Point being the **True Point of Beginning**

LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 0.700 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; Thence leaving said Right-of-Way N 03°28'48" W a distance of 427.49' to an IPS; Thence N 03°28'48" W a distance of 823.46' to a 1/2" rebar found; said point being the **True Point of Beginning**

Thence N 73°58'07" E a distance of 332.47' to a 5/8" rebar found ;

Thence S 00°09'47" W a distance of 191.01' to an IPS ;

Thence N 72°43'37" W a distance of 334.06' to a 1/2" rebar found;

Said Point being the **True Point of Beginning**

NARRATIVE

Rezoning Narrative –1967 Flat Rock Rd.

Parcel C 05 043JB, C 05 043JA, and C 05 043J

We are requesting a rezoning of a portion of our property located at 1967 Flat Rock Road (Parcel C O5 043JB) to facilitate a minor boundary adjustment and property recombination with no change in land use. Our neighbors, Mike and Angie Echols, wish to purchase a small portion of our property to serve as a buffer to their adjoining parcel. A 0.7-acre area has been surveyed in preparation for sale.

The subject property is currently zoned AR and is used for agricultural/conservation purposes, which will remain unchanged. To avoid the creation of a split-zoned parcel, we are requesting that this portion be rezoned from AR to AG.

As part of this process, we also intend to redraw and recombine portions of two tracts that we own. Specifically, the remaining 3.021 acres of Tract 3 will be combined with the 2.5 acres of Tract 2, forming a single parcel under AG zoning. A variance request will be submitted for two existing accessory structures that currently encroach on the proposed property lines.

Tract 1, a 2-acre parcel, will remain zoned AR. The revised property lines have been designed to better accommodate our needs.

There will be no changes to the existing water supply or sewage disposal. The property is currently served by a drilled well and septic system. This rezoning will not result in any increase in traffic (0 ADT) and will have no impact on the Oconee County School System.

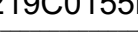
All adjoining properties share the same land use and zoning designation as both the current and proposed use of our property.

CKIE MARTIN
 L: C05 043H
 AGE 493
 ED AG

STAMP 15

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN.
13219C0155E

FLOOD INSURANCE RATE MAP #



REGISTERED GEORGIA LAND SURVEYOR

3100

NUMBER

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE OCOOEE COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THE REVIEW 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.

SIGNED: _____

TITLE: _____

DATE: _____

N/F
MIKE W. & VICKIE MARTIN
TAX PARCEL: C05 043H
DB 95 PAGE 493
ZONED AG

STAMP 2

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT,
CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE
AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE
BEEN PAID.

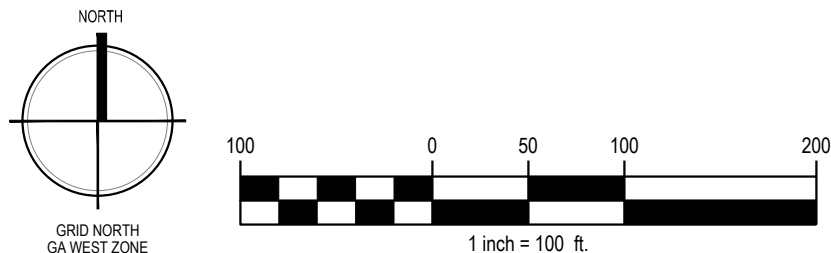
OWNER OR AGENT:

DATE: _____

STAMP 5

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 HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH

REGISTERED GEORGIA LAND SURVEYOR:
3100
NUMBER:
N/A
REGISTERED P.E. NUMBER



SEWERAGE TO BE PROVIDED BY ON SITE SEWAGE MANAGEMENT SYSTEMS (SEPTIC)

FLOOD STATEMENT: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 13219C0155E FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED: 09/15/2022 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

1. THIS IS A RECOMBINATION SURVEY OF PARCEL C 05 043JB OF OCONEE COUNTY, GEORGIA (REFERENCE PB 23 PAGE 221).
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON BRX7 BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1:910,872 FEET.
8. IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: DB 1494 PAGE 47.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.


AARON P. BLOMBERG
GA PLS #3100

05/06/2025
DATE

spg

Seals:



Aaron P. Blomberg
GA. PLS #3100

Booyeet Florio:

Alexander Ginn

G.M.D. 225
Oconee County
Georgia

Sheet Data:

Project No.: 24- 294

Drawn By: JJH

Surveyed By: CW/BT

Survey Date: 9/27/24

Checked By: APB

Scale: 1" = 100'

Date: 10/11/24

REVISIONS:

Firm Info:



SPG Land Surveyors

1087 E. Franklin Street, STE H
Hartwell, GA 30643

706.436.4585
C.O.A. LSF #001294
www.onespg.com

Sheet Title: Rezone Concept Plan

Sheet No.

Sheet 1 of 1

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Alexander and Sadie Ginn submitted on May 6, 2025.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Alexander and Sadie Ginn on May 6, 2025, regarding a ±4.5-acre tract of land located at 1971 Flat Rock Road, Oconee County, Georgia, (tax parcel no. C-05-043JA & C-05-043J), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit “A” is hereby granted to reduce the required front yard setback from 30 feet to 22.1 feet and to reduce the required side yard setback from 15 feet to 7.6 feet.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th day of August, 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 SPECIAL EXCEPTION VARIANCE REQUEST

APPLICATION SUBMITTED BY: Alexander and Sadie Ginn

APPLICATION SUBMISSION DATE: May 6, 2025

RE: Request for a Special Exception Variance on a ± 4.5 -acre tract of land located at 1971 Flat Rock Road in Oconee County, Georgia, (tax parcel no. C-05-043JA & C-05-043J), to reduce the required front yard setback from 30 feet to 22.1 feet and to reduce the required side yard setback from 15 feet to 7.6 feet.

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

This 5th day of August, 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

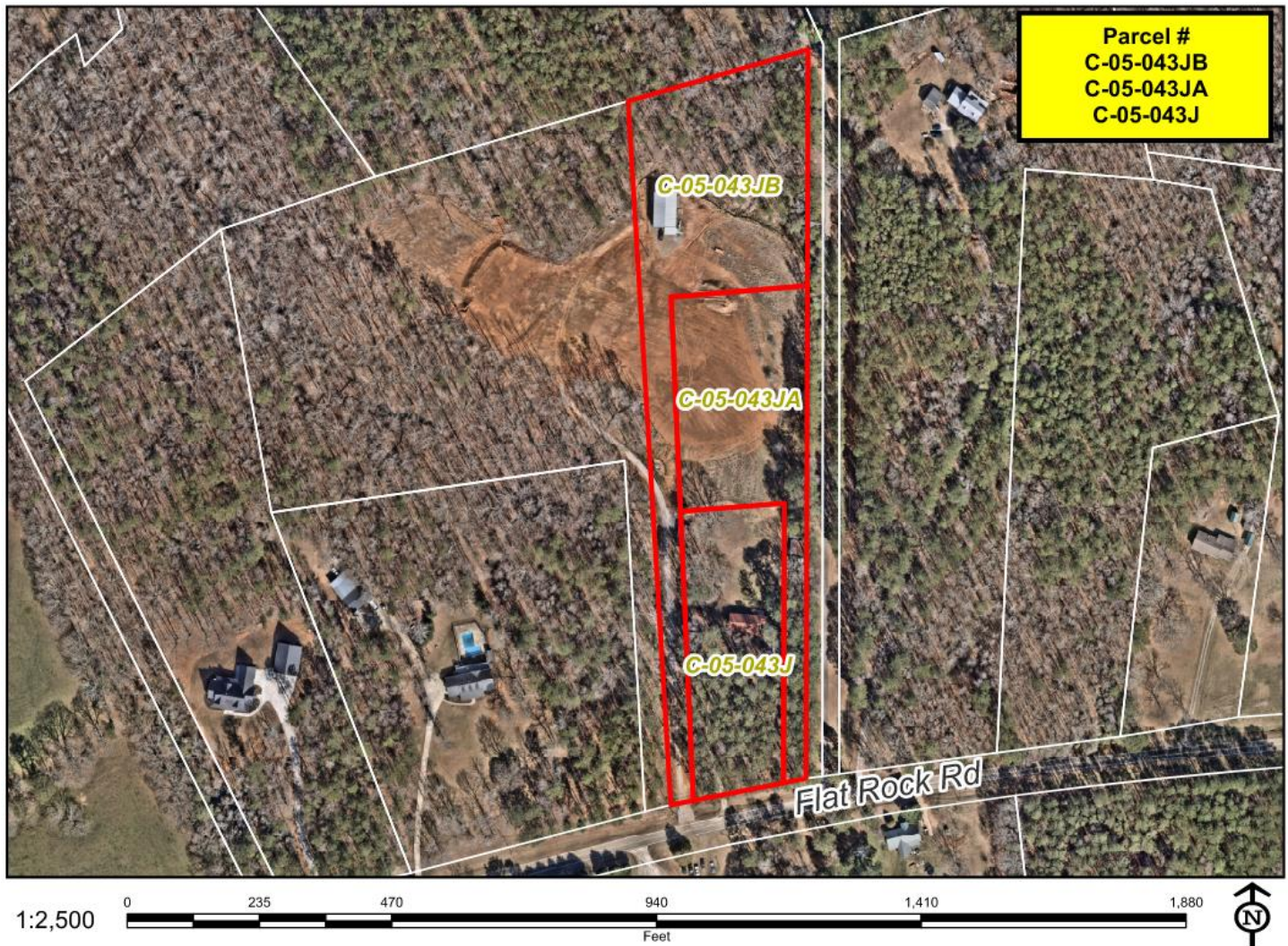
Mark Saxon, Member

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 variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP

VARIANCE # P25-0097 - ALEXANDER & SADIE GINN



TYPED LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 2.000 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; Thence along said Right-of-Way N 78°57'31" E a distance of 40.45' to an IPS; said point being the **True Point of Beginning**

Thence leaving said Right-of-Way N 03°49'20" W a distance of 424.91' to an IPS;

Thence S 89°48'52" E a distance of 229.64' to an IPS;

Thence S 00°09'47" W a distance of 384.15' to a 3/8" Rebar found on the northern Right-of-Way of Flat Rock Road;

Thence along said Right-of-Way S 78°45'59" W a distance of 46.02' to a Point;

Thence S 79°00'53" W a distance of 157.98' to an IPS;

Said Point being the **True Point of Beginning**

TYPED LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 5.521 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; said point being the **True Point of Beginning**

Thence leaving said Right-of-Way N 03°28'48" W a distance of 427.49' to an IPS;

Thence N 03°28'48" W a distance of 823.46' to a 1/2" Rebar found;

Thence S 72°43'37" E a distance of 334.06' to an IPS;

Thence S 00°09'47" W a distance of 718.48' to an IPS;

Thence N 89°48'52" W a distance of 229.64' to an IPS;

Thence S 03°49'20" E a distance of 424.91' to an IPS on the northern Right-of-Way of Flat Rock Road;

Thence along said Right-of-Way S 78°57'31" W a distance of 40.45' to an 1/4" Rebar found;

Said Point being the **True Point of Beginning**

TYPED LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 0.700 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; Thence leaving said Right-of-Way N 03°28'48" W a distance of 427.49' to an IPS; Thence N 03°28'48" W a distance of 823.46' to a 1/2" rebar found; said point being the **True Point of Beginning**

Thence N 73°58'07" E a distance of 332.47' to a 5/8" rebar found ;

Thence S 00°09'47" W a distance of 191.01' to an IPS ;

Thence N 72°43'37" W a distance of 334.06' to a 1/2" rebar found;

Said Point being the **True Point of Beginning**

NARRATIVE

Introduction:

- Special Exception Variance Request
- 1967 Flat Rock Rd. – C05 043JA
- Existing Zoning – AR
- Existing Use – Agricultural

Variance Requested

- The Code Section pertaining to variance request Article 4, Section 410.01 Table 4.1
- An accessory structure is located inside property line setback
- The proposed use of the property will remain unchanged

Adjacent Properties

- The existing zoning of adjacent properties is AG and across road is split B-1 and AG
- The existing use of adjacent properties is Agricultural and Single Family Residential

Other Applications

- Pair with the following: Rezone P24-0235, Variance P25-0097, P25-0098

Conclusion

- This request is for approval of accessory structure built prior to 1990 in the current location

Front Setback 22.1' Requested, 30' Standard, Difference 7.9'

Side Setback 7.6' Requested, 15' Standard, Difference 7.4'

CONCEPT PLAN

This block reserved for the clerk of the superior court.

- PROPERTY NOTE**
- NO NEW BUILDINGS PROPOSED AT THIS TIME
 - THE PURPOSE OF THIS SURVEY IS TO RECOMBINE EXISTING TRACTS, NO NEW LOTS PROPOSED.
 - WATER TO BE PROVIDED BY PRIVATE ON-SITE WELLS
 - SEWERAGE TO BE PROVIDED BY ON SITE SEWAGE MANAGEMENT SYSTEMS (SEPTIC)

Legend:

- Legend:
- AI ANGLE IRON
 - BM BENCHMARK
 - BWF BUILDING SETBACK LINE
 - CL CENTERLINE
 - CO CLEANOUT
 - CS CURB & GUTTER
 - CLF CHAIN LINK FENCE
 - CMF CONCRETE MONUMENT FOUND
 - CTP CORRUGATED METAL PIPE
 - DB DEED BOOK
 - DE DRAINAGE EASEMENT
 - DIP DROP INLET
 - DIP DUCTILE IRON PIPE
 - DIST DISTURBED
 - DWCB DOUBLE WING CATCH BASIN
 - EC EDGE OF CONCRETE
 - ECF EDGE OF PAVEMENT
 - FDC FIRE DEPARTMENT CONNECTION
 - FEH FINISHED FLOOR ELEVATION
 - FTH FIRE HYDRANT
 - GM GAS METER
 - GW GUY WIRE
 - HW HEADWALL
 - HWF HOG WIRE FENCE
 - ICB IRRIGATION CONTROL BOX
 - IM IRRIGATION METER
 - IPF IRON PIN FOUND
 - IPV IRRIGATION VALVE
 - JB JUNCTION BOX
 - LLC LAND LOT CORNER
 - LLI LAND LOT LINE
 - ML SANITARY SEWER MANHOLE
 - MW MONITORING WELL
 - N NORTH
 - NF NOW OR FORMERLY
 - OTF OPEN TOP PIPE FOUND
 - PBX POWER BOX
 - PAGE PROPERTY LINE
 - PL POINT OF BEGINNING
 - POB POINT OF BEGINNING
 - PSO POWER SUBSTATION
 - PSY POLY VINYL CHLORIDE PIPE
 - RFB REBAR FOUND
 - RFB REINFORCED CONCRETE PIPE
 - ROD SOLID IRON ROD
 - RW RIGHT OF WAY
 - SSE SANITARY SEWER EASEMENT
 - SWCB SINGLE WING CATCH BASIN
 - TSB TRENCH DRAIN
 - TSP TRAFFIC SIGNAL POLE
 - TYP TYPICAL
 - W WEST
 - WE WATER EASEMENT
 - WS WATER SURFACE ELEVATION
 - WVT WATER VAULT

SETBACK REQUIREMENTS
TRACT 1 - FRONT 40', SIDE 15', REAR 40' AS AR
TRACT 2 - FRONT 30', SIDE 25', REAR 25' IF AG
TRACT 2 - FRONT 40', SIDE 15', REAR 40' AS AR

2 PROPOSED LOTS
TRACT 1 - 1 PRINCIPLE STRUCTURE, 1 ACCESSORY STRUCTURE
TRACT 2 - 3 ACCESSORY STRUCTURES

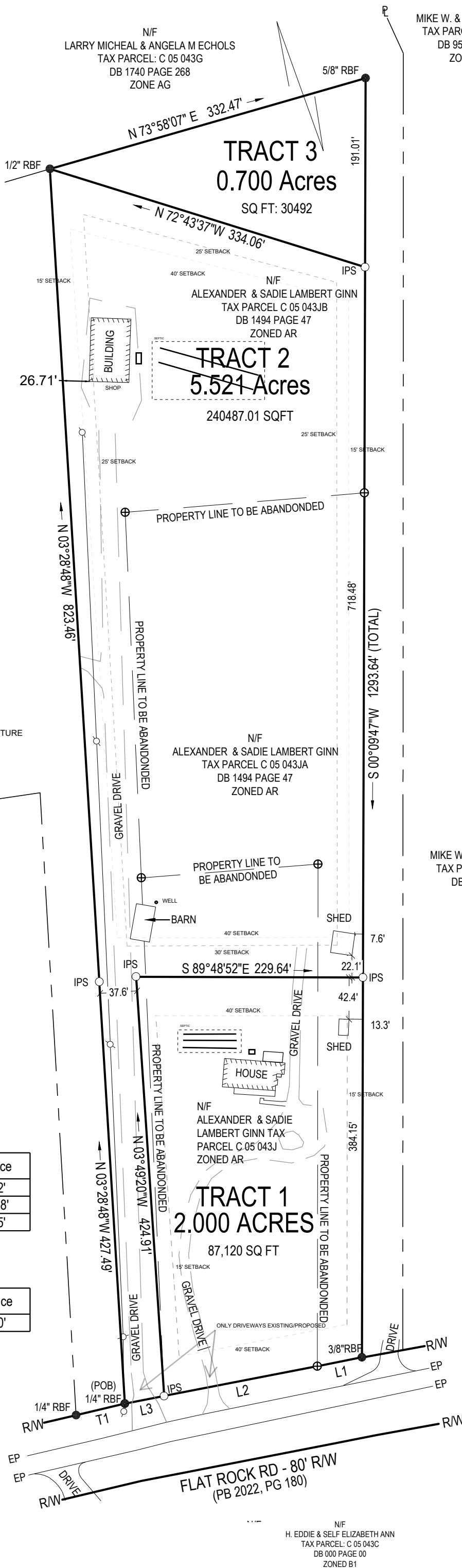
N/F
MICHAEL J PHILLIPS
TAX PARCEL: C05 043E
DB 1322 PAGE 329
ZONED AG

*** CALLS ALONG BOUNDARY ***

Course	Bearing	Distance
L1	S 78°45'59" W	46.02'
L2	S 79°00'53" W	157.98'
L3	S 78°57'31" W	40.45'

*** CALL TO TIE ***

Course	Bearing	Distance
T1	S 76°41'29" W	50.80'



3 TRACTS PROPOSED
TOTAL AREA: 8.221 Acres
AREA IN AG: 6.221 ACRES
AREA IN AR: 2.000 ACRES

STAMP 15
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN.
13219C0155E
FLOOD INSURANCE RATE MAP #
REGISTERED GEORGIA LAND SURVEYOR
3100
NUMBER

STAMP 1
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 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.

SIGNED: _____
TITLE: _____
DATE: _____

N/F
MIKE W. & VICKIE MARTIN
TAX PARCEL: C05 043H
DB 95 PAGE 493
ZONED AG

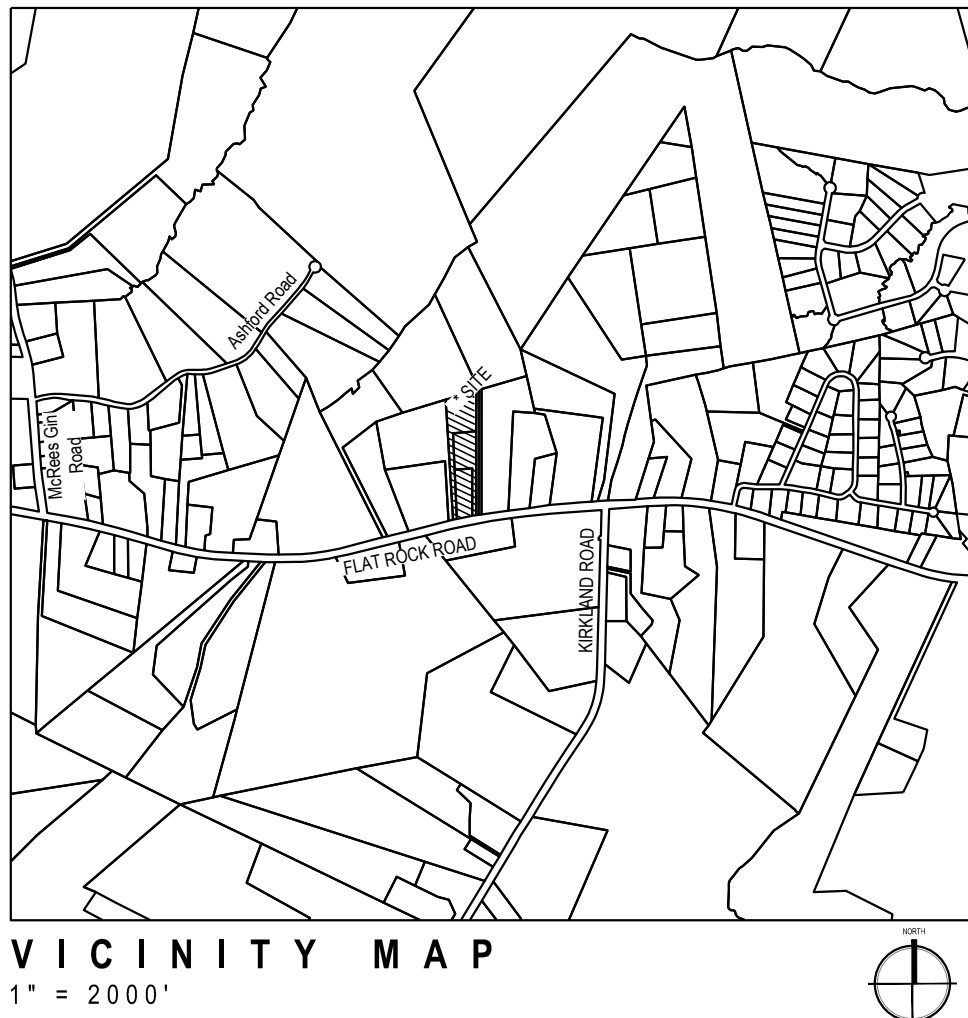
STAMP 2
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER OR AGENT: _____

DATE: _____

STAMP 5
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 HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA HAVE BEEN FULLY COMPLIED WITH

REGISTERED GEORGIA LAND SURVEYOR:
3100
NUMBER:
N/A
REGISTERED P.E. NUMBER



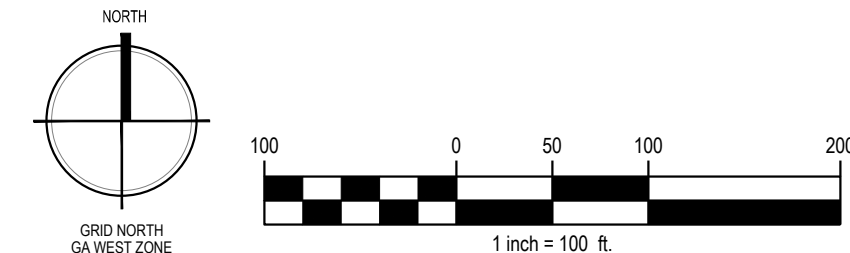
UTILITY NOTE
WATER TO BE PROVIDED BY ON-SITE WELLS
SEWERAGE TO BE PROVIDED BY ON SITE SEWAGE MANAGEMENT SYSTEMS (SEPTIC)

FLOODPLAIN NOTE
FLOOD STATEMENT: NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 13219C0155E FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED: 09/15/2022 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

- NOTES:**
- THIS IS A RECOMBINATION SURVEY OF PARCEL C 05 043JB OF OCONEE COUNTY, GEORGIA. (REFERENCE PB 23 PAGE 221).
 - SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON BRX7 BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1:910,872 FEET.
 - IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: DB 1494 PAGE 47.

SURVEYORS CERTIFICATION
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

AARON P. BLOMBERG
GA PLS #3100
DATE
05/06/2025



spg

Seals:



Aaron P. Blomberg
GA. PLS #3100

Surveyor Info:

Alexander Ginn

G.M.D. 225
Oconee County
Georgia

Sheet Data:

Project No.:	24- 294
Drawn By:	JJH
Surveyed By:	CW/BT
Survey Date:	9/27/24
Checked By:	APB
Scale:	1" = 100'
Date:	10/11/24

REVISIONS:

Firm Info:



SPG Land Surveyors

1087 E. Franklin Street, STE H
Hartwell, GA 30643

706.436.4585
C.O.A. LSF #001294
www.onespg.com

Sheet Title: Special Exception Variance Concept Plan

Sheet No.

Sheet 1 of
1

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Alexander and Sadie Ginn submitted on May 6, 2025.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Alexander and Sadie Ginn on May 6, 2025, regarding a ±4.5-acre tract of land located at 1971 Flat Rock Road, Oconee County, Georgia, (tax parcel no. C-05-043JA & C-05-043J), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit “A” is hereby granted to reduce the required side yard setback from 15 feet to 13.3 feet.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th day of August, 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 SPECIAL EXCEPTION VARIANCE REQUEST

APPLICATION SUBMITTED BY: Alexander and Sadie Ginn

APPLICATION SUBMISSION DATE: May 6, 2025

RE: Request for a Special Exception Variance on a ± 4.5 -acre tract of land located at 1971 Flat Rock Road in Oconee County, Georgia, (tax parcel no. C-05-043JA & C-05-043J), to reduce the required side yard setback from 15 feet to 13.3 feet.

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

This 5th day of August, 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

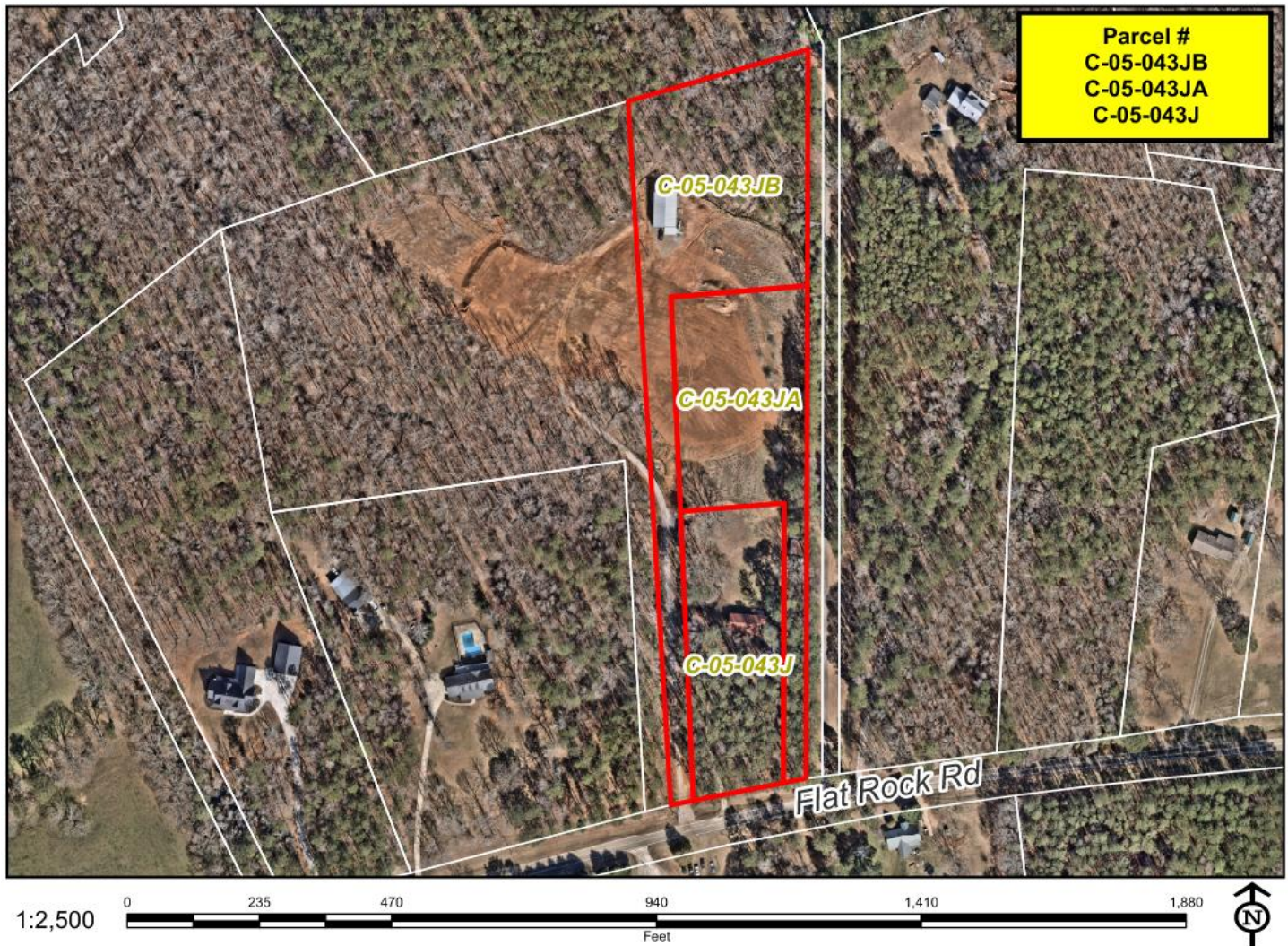
Mark Saxon, Member

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 variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP

VARIANCE # P25-0098 - ALEXANDER & SADIE GINN



TYPED LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 2.000 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; Thence along said Right-of-Way N 78°57'31" E a distance of 40.45' to an IPS; said point being the **True Point of Beginning**

Thence leaving said Right-of-Way N 03°49'20" W a distance of 424.91' to an IPS;

Thence S 89°48'52" E a distance of 229.64' to an IPS;

Thence S 00°09'47" W a distance of 384.15' to a 3/8" Rebar found on the northern Right-of-Way of Flat Rock Road;

Thence along said Right-of-Way S 78°45'59" W a distance of 46.02' to a Point;

Thence S 79°00'53" W a distance of 157.98' to an IPS;

Said Point being the **True Point of Beginning**

TYPED LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 5.521 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; said point being the **True Point of Beginning**

Thence leaving said Right-of-Way N 03°28'48" W a distance of 427.49' to an IPS;

Thence N 03°28'48" W a distance of 823.46' to a 1/2" Rebar found;

Thence S 72°43'37" E a distance of 334.06' to an IPS;

Thence S 00°09'47" W a distance of 718.48' to an IPS;

Thence N 89°48'52" W a distance of 229.64' to an IPS;

Thence S 03°49'20" E a distance of 424.91' to an IPS on the northern Right-of-Way of Flat Rock Road;

Thence along said Right-of-Way S 78°57'31" W a distance of 40.45' to an 1/4" Rebar found;

Said Point being the **True Point of Beginning**

TYPED LEGAL DESCRIPTION

* * * * * Survey Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 225th G.M.D of Oconee County, Georgia, containing 0.700 acres and being more fully described as follows:

Commencing at a PK Nail Set at the centerline intersections of McRees Gin Road and Flat Rock Road; Thence S 89°20'18" E a distance of 4275.62' to a 1/4" Rebar found on the northern Right-of-Way of Flat Rock Road; Thence leaving said Right-of-Way N 03°28'48" W a distance of 427.49' to an IPS; Thence N 03°28'48" W a distance of 823.46' to a 1/2" rebar found; said point being the **True Point of Beginning**

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Thence S 00°09'47" W a distance of 191.01' to an IPS ;

Thence N 72°43'37" W a distance of 334.06' to a 1/2" rebar found;

Said Point being the **True Point of Beginning**

NARRATIVE

Introduction:

- Special Exception Variance Request
- 1971 Flat Rock Rd. – C05 043J
- Existing Zoning – AR
- Existing Use – Residential

Variance Requested

- The Code Section pertaining to variance request Article 4, Section 410.01 Table 4.1
- An accessory structure is located inside property line setback
- The proposed use of the property will remain unchanged

Adjacent Properties

- The existing zoning of adjacent properties is AG and across road is split B-1 and AG
- The existing use of adjacent properties is Agricultural and Single Family Residential

Other Applications

- Pair with the following: Rezone P24-0235, Variance P25-0097, P25-0098

Conclusion

- This request is for approval of accessory structure built prior to 1990 in the current location

Side Setback 13.3' requested, standard 15', Difference 1.7'

PLAT

[illegible]

**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 AR (Agricultural Residential District) to zoning classification AG (Agricultural District) and to modify (delete) conditions of approval of the previous AR zoning case #5490 pursuant to an application for rezoning of property owned by Icy Forest, LLC submitted on April 18, 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 Fortson, Bentley & Griffin PA on April 18, 2025, requesting a rezone and modification of previous conditions of zoning case #5490 of a ±197.12-acre tract of land located at Old Barnett Shoals Road in, Oconee County, Georgia, (tax parcel no. D-02-029), 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 July 21, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th of August, 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: Fortson, Bentley & Griffin PA

APPLICATION SUBMISSION DATE: April 18, 2025

RE: Request to rezone from zoning classification AR (Agricultural Residential District) to zoning classification AG (Agricultural District) and to modify (delete) conditions of approval of the previous AR zoning case #5490 of a ±197.12-acre tract of land located at Old Barnett Shoals Road in, Oconee County, Georgia, (tax parcel no. D-02-029) zoned 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 5th day of August, 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 P25-0075

Page 1 of 10

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.

EXHIBIT "A" TO REZONE NO P25-0075

Page 2 of 10

TAX MAP

REZONE # P25-0075 - ICY FOREST, LLC

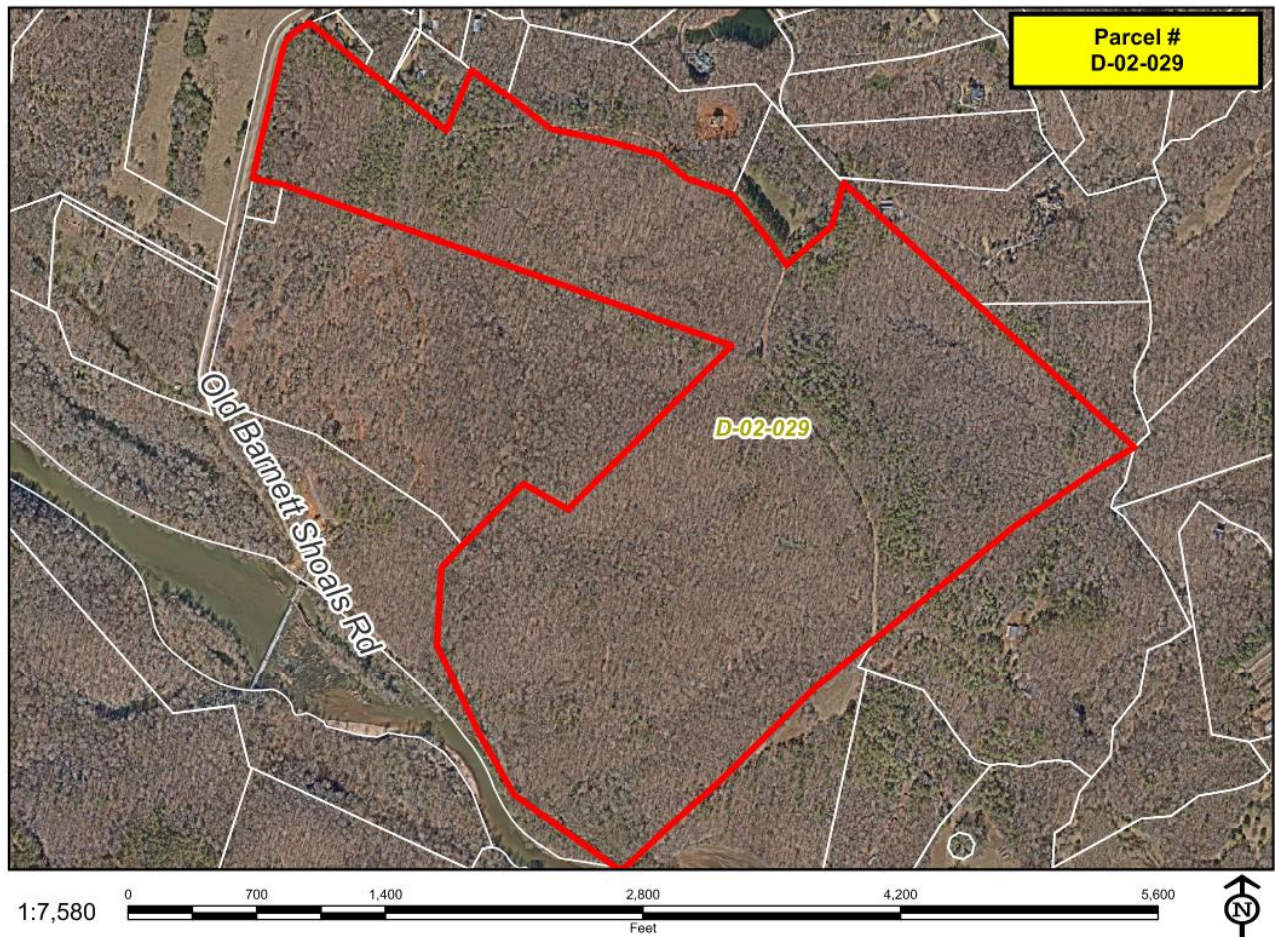


EXHIBIT "A" TO REZONE NO P25-0075

Page 3 of 10

LEGAL DESCRIPTION

All that tract or parcel of land containing 195.93 acres, more or less, lying and being in the 225th G.M.D., Oconee County Georgia, being more particularly described as follows:

BEGINNING at an iron pin on the easterly side of Old Barnett Shoals Road, having an 80' Right of Way, and the common boundary corner between Icy Forest LLC and Barnett Shoals Cemetery, said point being the POINT of BEGINNING;

*thence continuing along said Right of Way N 13°25'23" E a distance of 682.42' to a point;
thence N 17°48'55" E a distance of 63.51' to a point;
thence with a curve turning to the right with an arc length of 170.73', with a radius of 191.43',
with a chord bearing of N 47°29'49" E, with a chord length of 165.13' to an iron pin;*

*thence leaving said Right of Way S 51°58'13" E a distance of 362.63' to an iron pin;
thence S 50°18'11" E a distance of 163.86' to an iron pin;
thence S 55°12'10" E a distance of 125.11' to an iron pin;*

*thence S 52°54'25" E a distance of 246.24' to a point in the centerline of an unnamed road;
thence leaving said centerline N 31°24'28" E a distance of 282.88' to an iron pin;*

*thence N 32°04'11" E a distance of 55.64' to an iron pin;
thence S 49°25'25" E a distance of 85.45' to an iron pin;
thence S 57°48'24" E a distance of 99.93' to an iron pin;
thence S 59°59'22" E a distance of 42.24' to an iron pin;
thence S 66°16'37" E a distance of 145.85' to an iron pin;
thence S 65°26'16" E a distance of 110.21' to an iron pin;
thence S 78°16'41" E a distance of 213.74' to an iron pin;*

*thence S 77°04'54" E a distance of 126.08' to a nail in the centerline of an unnamed road;
thence S 74°43'24" E a distance of 267.97' to an iron pin in the centerline of said road;
thence S 49°34'15" E a distance of 193.41' to an iron pin in the centerline of said road;
thence S 62°08'21" E a distance of 259.93' to an iron pin in the centerline of said road;
thence S 42°49'32" E a distance of 243.74' to an iron pin in the centerline of said road;
thence S 34°43'53" E a distance of 242.83' to an iron pin on the easterly side of said road;
thence leaving said road N 52°36'38" E a distance of 320.53' an iron pin;
thence N 20°11'40" E a distance of 223.06' an iron pin;
thence S 47°29'49" E a distance of 281.36' an iron pin;
thence S 47°56'50" E a distance of 699.51' an iron pin;
thence S 47°57'58" E a distance of 1138.97' an iron pin;
thence S 54°31'11" W a distance of 176.90' an iron pin;
thence S 55°42'53" W a distance of 597.77' an iron pin;*

LEGAL DESCRIPTION

*thence S 51°21'17" W a distance of 206.08' an iron pin;
thence S 50°51'37" W a distance of 398.92' an iron pin;
thence S 51°05'33" W a distance of 795.18' an iron pin;
thence S 45°16'35" W a distance of 151.34' an iron pin;
thence S 45°26'50" W a distance of 600.70' an iron pin;
thence S 47°17'46" W a distance of 633.27' an iron pin;
thence N 57°04'41" W a distance of 554.05' an iron pin;
thence N 51°10'41" W a distance of 186.75' an iron pin;
thence N 26°25'45" W a distance of 816.81' an iron pin;
thence N 16°23'59" E a distance of 421.70' an iron pin;
thence N 21°00'41" W a distance of 188.19' an iron pin;
thence N 44°51'24" E a distance of 470.76' an iron pin;
thence S 59°56'01" E a distance of 280.32' an iron pin;
thence N 44°56'04" E a distance of 1258.04' an iron pin;
thence N 70°18'47" W a distance of 2589.69' an iron pin;
thence N 78°03'56" W a distance of 161.17' an iron pin on the easterly side of Old
Barnett Shoals Road, which is the point of beginning,*

having an area of 195.93 acres, more or less.

NARRATIVE

Old Barnett Shoals Road (D 02 029) Rezone Narrative

Subject Property

Property Address: Old Barnett Shoals Road
Tax Parcel: D 02 029
Acreage: 197.12
Current Zoning: AR (with Conditions)
Proposed Zoning: AG
Current Use: Vacant
Proposed Use: Single-family residential

Adjacent Properties

North: AG Zone/single-family residential and AR (with Conditions)/Vacant (Subject to pending contemporaneous rezone application)

East: AG Zone/single family residential

South: AG /River

West: AG Zone/single family residential

Proposed Use of Property

The subject property was zoned AR in 2007 as part of a 196-lot single family residential development on 284.29 acres with 17 conditions. The proposed 196 lot subdivision was never developed and the parcels were then sold to different owners. The property owner seeks a rezone to AG because the subject property cannot be developed under the existing zoning classification. The property owner seeks to rezone the property to allow for a single-family residential use.

The subject property is accessed by a private driveway to Old Barnett Shoals Road. There are no common areas proposed for these properties other than the driveway, the maintenance of which is governed by a recorded easement agreement between the property owners. Water is provided by private well and the property will be served by septic.

The subject property is encumbered by a Conservation easement that will preserve the existing forest land and limit development to one homesite and a pole shed. There are no specific buffers or landscaping required under the UDC for this type of zoning and use. There is no signage proposed for this development.

NARRATIVE

The owner has listed the subject property for sale, and it is anticipated that the property will be sold and construction will begin within 12 months of zoning approval. Representative architecture is included.

Average Costs of residences: \$400,000

Impact to School System: The addition of one single family residence should have negligible impact on the school system.

Impact to Traffic: The addition of one single family residence should have negligible impact on local traffic.

Proposed Utilities: Georgia Power for electric, AT&T or Spectrum from Telephone/Internet

Estimate Average Daily Trip: Average Daily Trip for One (1) single family residential detached home is 10; average peak is 1.

Estimated Value at Completion: It is anticipated that the estimate value this parcel and the companion parcel that is also being rezoned will be roughly \$2,100,000 upon completion.

Estimated Gallons Per Day: 300 gpd. Note: these parcels are on a well and not serviced by County Water.

Buffers: There are no specific buffers or landscaping required under the UDC for this type of zoning and use.

ARCHITECTURAL SKETCHES

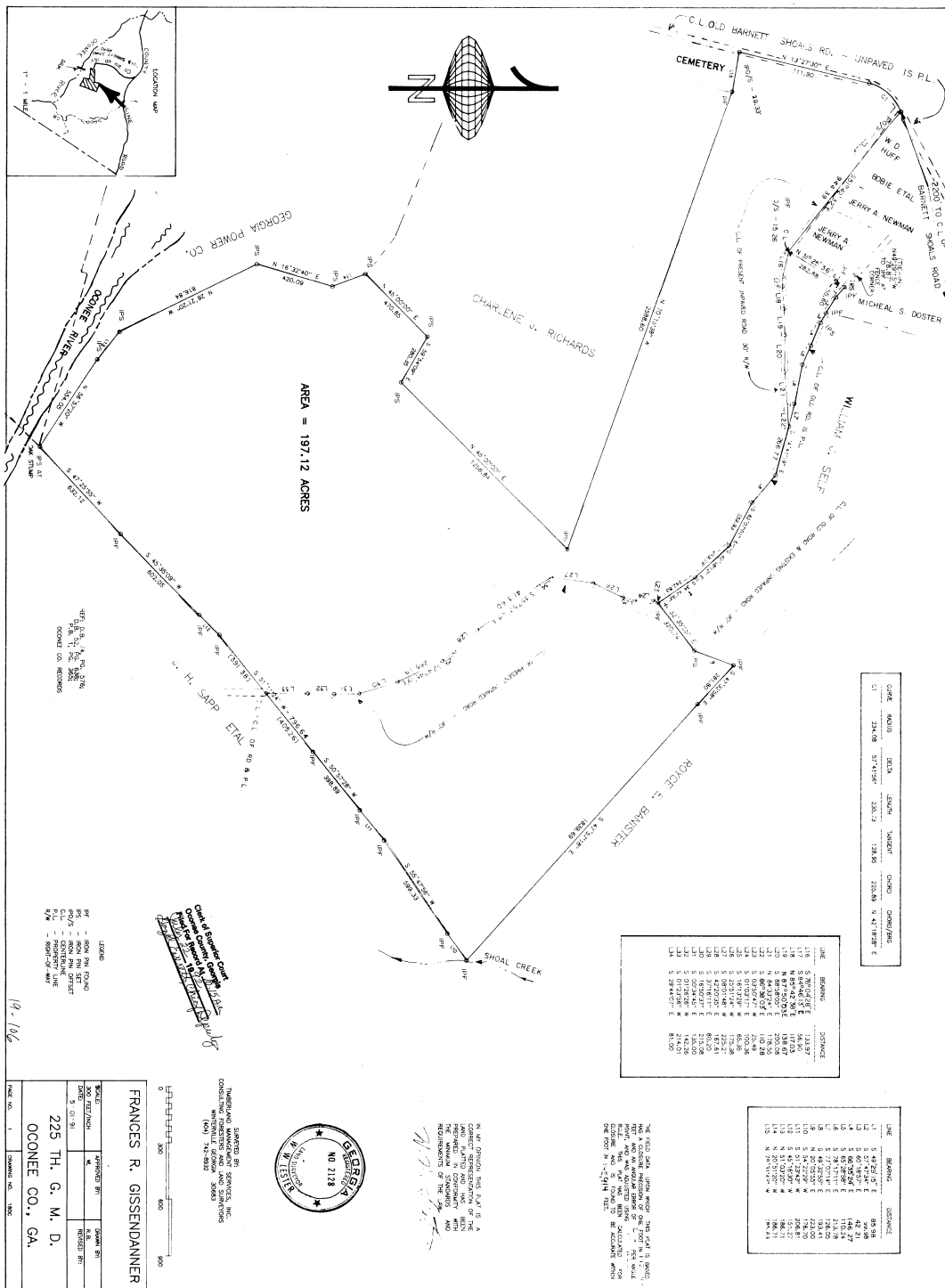


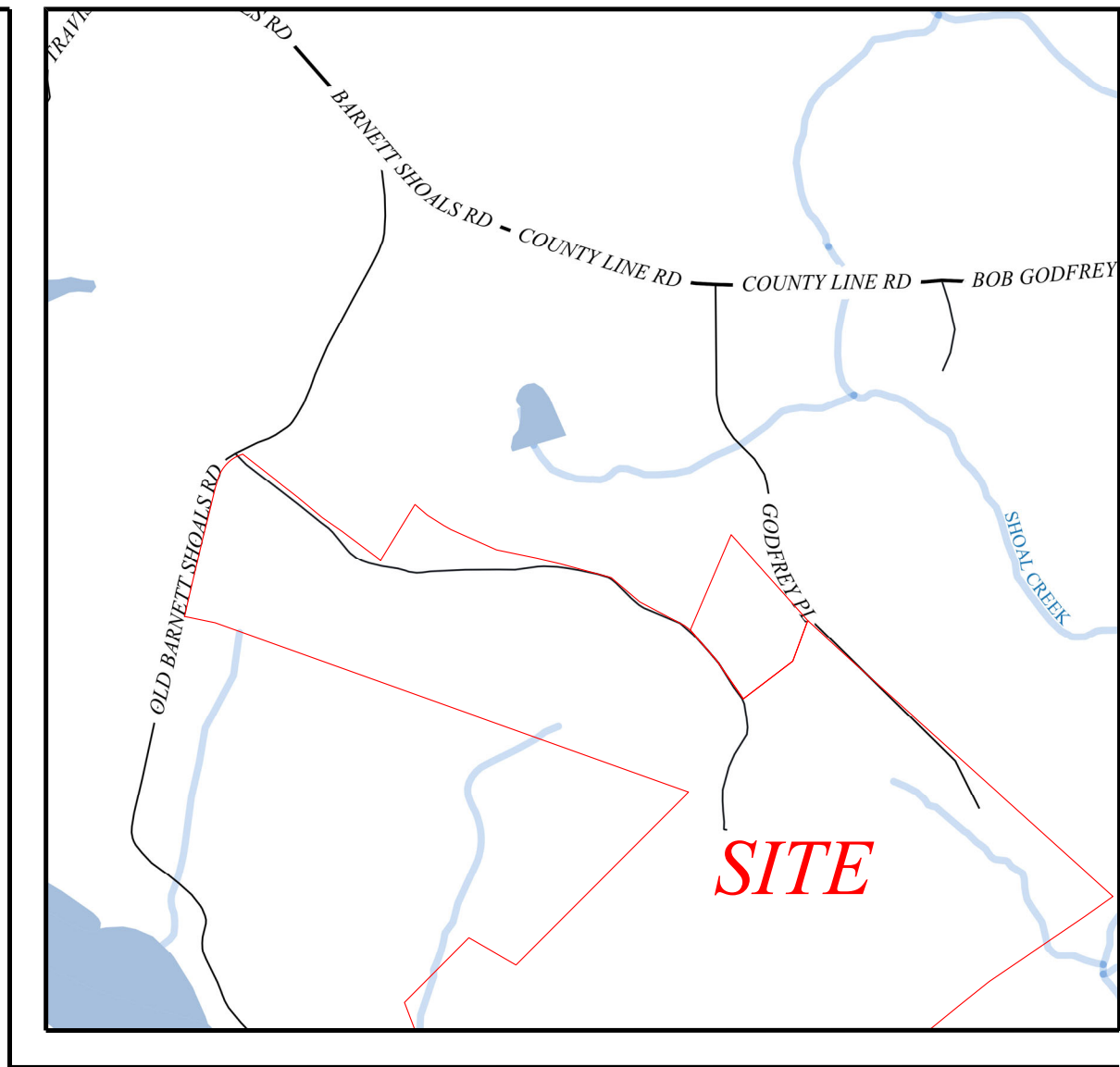
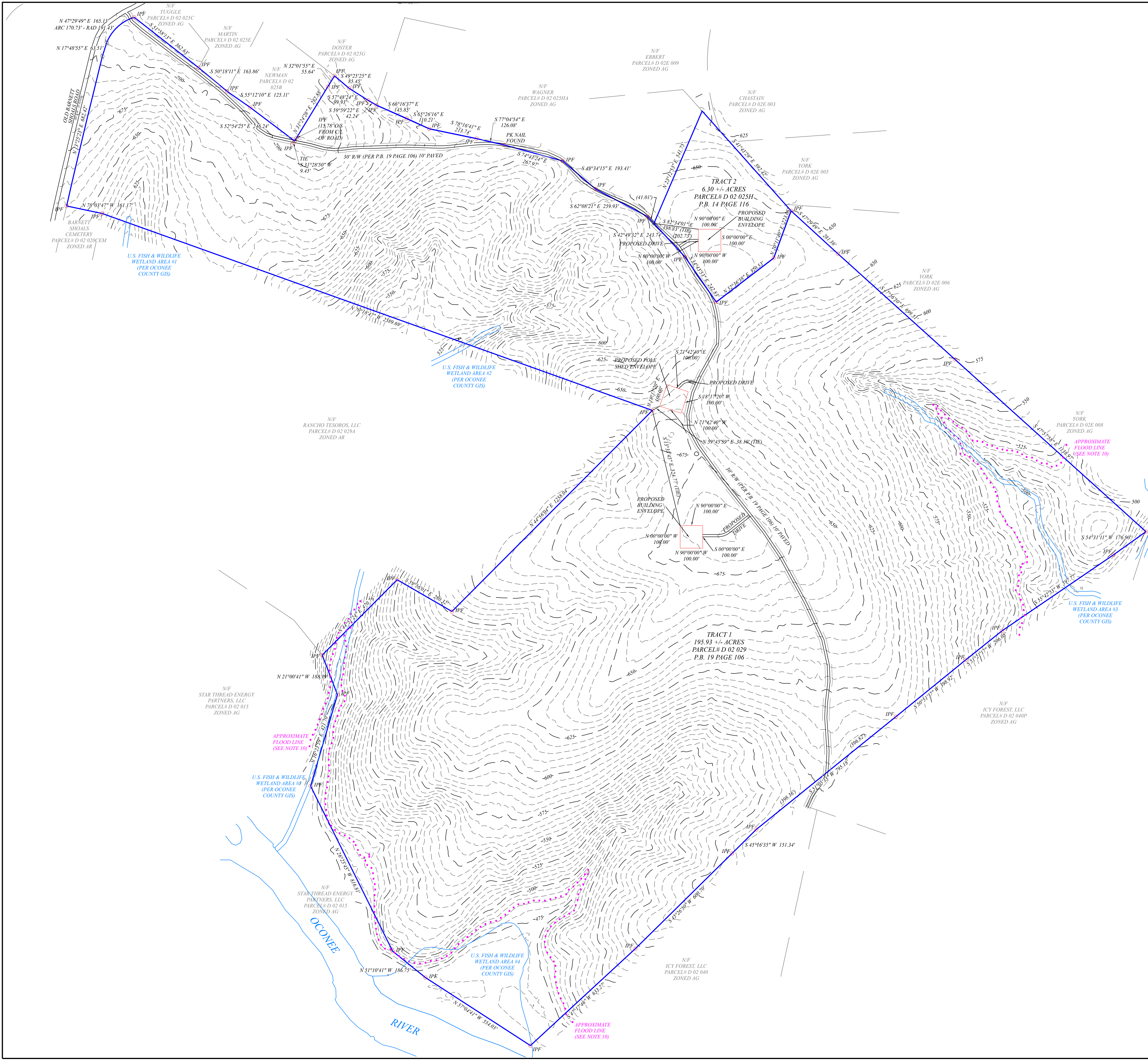
ARCHITECTURAL SKETCHES



Page 9 of 10

PLAT

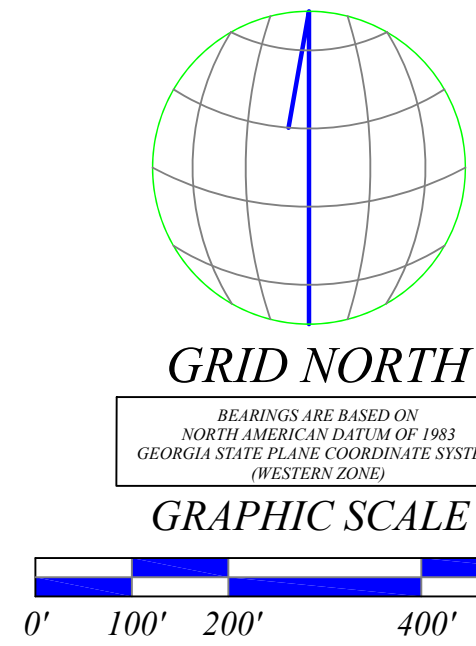




VICINITY MAP
NOT TO SCALE

- PROJECT DATA
- PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, G.A. RLSS3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM 706-614-1952
1. TOTAL PROJECT ACREAGE: 203.68 +/- ACRES
 2. TAX PARCEL #: D 02 029 & D 02 025H
 3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
 4. THIS IS A CONCEPT PLAN HAS BEEN DEVELOPED FROM PUBLIC RECORDS AND LIMITED FIELD WORK FOR REZONING. THIS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RECORDED.
 5. PROPERTIES CURRENTLY ZONED: AR - PROPOSED ZONING: AG
 6. THIS FIRM HAS NO KNOWLEDGE OF ANY UTILITIES ON THESE PARCELS. PROPERTIES TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
 7. APPLICANT FOR THIS REZONE CONCEPT PLAN IS ICY FOREST, LLC.
 8. ANY FUTURE CONSTRUCTION OF BUILDINGS WILL COMPLY WITH A 30' PRIMARY BUILDING SETBACK AND 25' SIDE & REAR BUILDING SETBACK.
 9. AT THE TIME OF THIS PLAN ONLY 3 BUILDINGS ARE PROPOSED, ONE FOR EACH ENVELOPE SHOWN HEREON. ANY FUTURE BUILDINGS SHOULD BE APPLIED FOR PER OCONEE COUNTY REGULATIONS.
 10. FLOOD ZONE LINES SHOWN HEREON ARE THE APPROXIMATE LOCATION OF ZONE AE PER FEMA FIRM 13219C 01606 DATED SEPTEMBER 15th 2022.
 11. DEFINITE BUILDING PLANS NOT DETERMINED AT THE TIME OF THIS PLAN. COVERAGES AND BUILDING FOOTPRINTS NOT TO EXCEED 10,000 SQUARE FEET PER EACH PROPOSED BUILDING SITE.
COVERAGE AND BUILDING FOOTPRINT WILL BE LESS THAN 1% OF TRACT 1.
COVERAGE AND BUILDING FOOTPRINT WILL BE LESS THAN 3% OF TRACT 2.
 12. CONTOURS SHOWN HEREON ARE FROM NOAA LIDAR NAVD 88 AND DO NOT REPRESENT A FIELD RUN TOPOGRAPHIC SURVEY. CONTOUR INTERVAL IS 5'.

THIS IS A REZONE
CONCEPT PLAN, NOT
A BOUNDARY
SURVEY. THIS PLAN
IS NOT TO BE
RECORDED



BASLINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

REZONE CONCEPT
PLAN FOR:

ICY FOREST, LLC

225th GEORGIA
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

OLD BARNETT SHOALS ROAD
ATHENS, GA
30605

REVISIONS	DATE
REVISED TO ADD METES AND BOUNDS AROUND BUILDING AND BARN ENVELOPS	4/15/2025
REVISED TO MATCH METES AND BOUNDS OF REQUESTED LEGAL DESCRIPTION	4/29/2025
REVISED TO ADDRESS OCONEE COUNTY COMMENTS FROM 6/5/2025	6/16/2025

DATE
02/19/25

PROJECT
17-807S

REZONE
CONCEPT
PLAN

SHEET
1 OF 1

REGISTERED
PROFESSIONAL
LAND SURVEYOR
MATTHEW D. ULMER

LSF#001108
EXPIRES 12-31-2025

**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 AR (Agricultural Residential District) to zoning classification AG (Agricultural District) and to modify (delete) conditions of approval of the previous AR zoning case #5490 pursuant to an application for rezoning of property owned by Icy Forest, LLC submitted on April 18, 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 Fortson, Bentley & Griffin PA on April 18, 2025, requesting a rezone and modification of previous conditions of zoning case #5490 of a ±6.56-acre tract of land located at Godfrey Place in, Oconee County, Georgia, (tax parcel no. D-02-025H), 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 July 21, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th of August, 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: Fortson, Bentley & Griffin PA

APPLICATION SUBMISSION DATE: April 18, 2025

RE: Request to rezone from zoning classification AR (Agricultural Residential District) to zoning classification AG (Agricultural District) and to modify (delete) conditions of approval of the previous AR zoning case #5490 of a ±6.56-acre tract of land located at Godfrey Place in, Oconee County, Georgia, (tax parcel no. D-02-025H) zoned 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 5th day of August, 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 P25-0076

Page 1 of 9

CONDITIONS

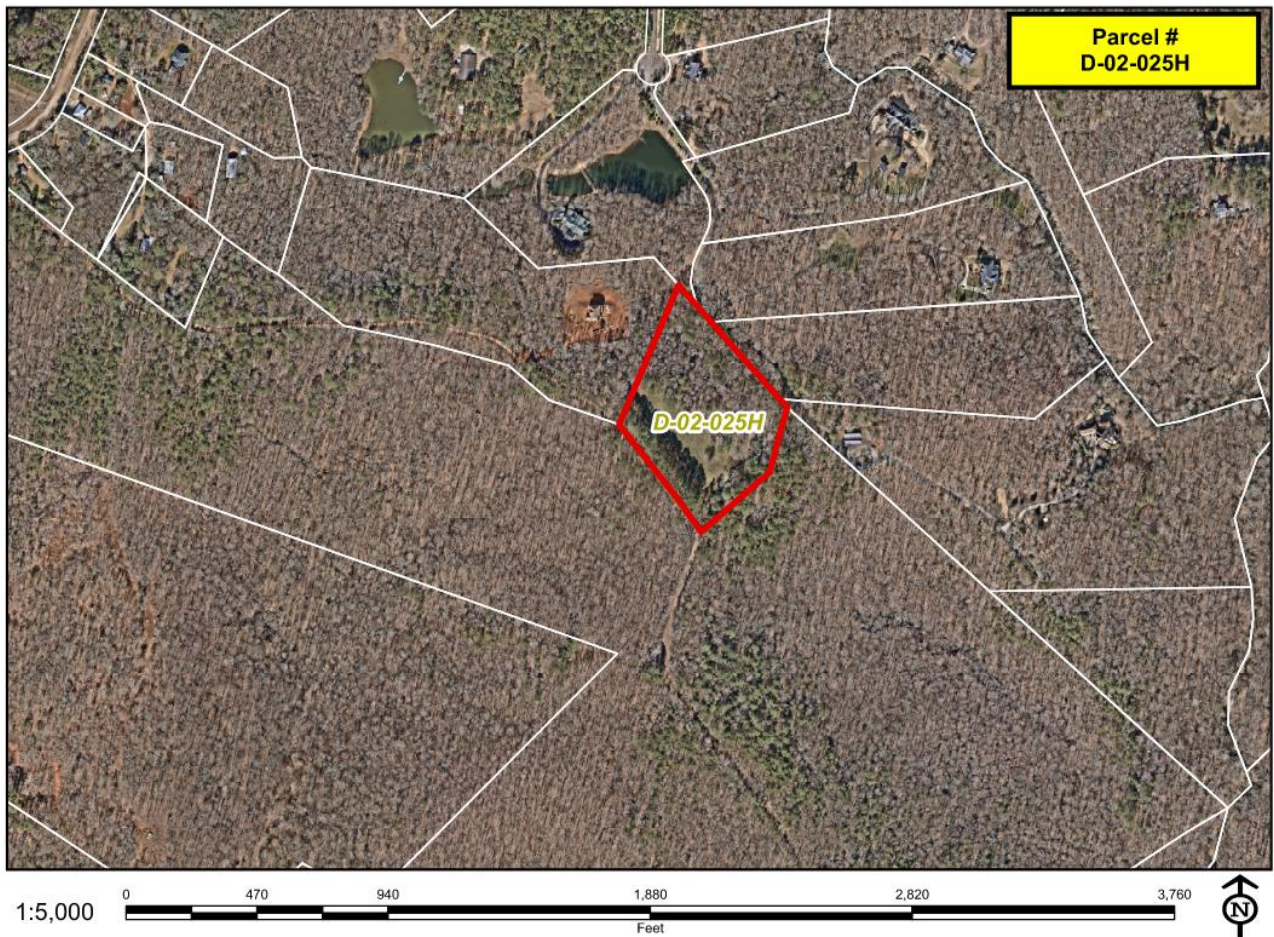
1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

EXHIBIT "A" TO REZONE NO P25-0076

Page 2 of 9

TAX MAP

REZONE # P25-0076 - ICY FOREST, LLC



LEGAL DESCRIPTION

Tax Parcel No. D 02 025H Legal Description

All that tract or parcel of land containing 6.56 acres, more or less, situate, lying and being easterly of the Old Barnett Shoals Road in the 225th District G.M., Oconee County, Georgia; being particularly described on a plat entitled “Survey for Bill Self” by Sherald G. Sharp, Surveyor, dated July 28, 1986, recorded at Plat Book 12, page 431, in the office of the Clerk of Superior Court of Oconee County, Georgia; and being bounded now or formerly and generally as follows: Northwesterly by land of Mrs. N.T. Polk; northeasterly by land of Royce Banister; and southeasterly and southwesterly by land of Gissendanner, formerly Richards and Gissendanner.

The above described tract is the same tract of land conveyed by Celia Moore Polk a/ka/a Mrs. N.T. Polk to William J. Self by Warranty Deed dated August1, 1986 and recorded in Deed Book 79 , page 431 in the office of the Clerk of Superior Court of Oconee County, Georgia;

NARRATIVE

Godfrey Place (D 02 025H) Rezone Narrative

Subject Property

Property Address: Godfrey Place
Tax Parcel: D 02 025H
Acreage: 6.56
Current Zoning: AR (with Conditions)
Proposed Zoning: AG
Current Use: Vacant
Proposed Use: Single-family residential

Adjacent Properties

North: AG Zone/single-family residential
East: AG Zone/single family residential
South: AR (with Conditions)/Vacant (Subject to pending contemporaneous rezone application)
West: AG Zone /single family residential

Proposed Use of Property

The subject property was zoned AR in 2007 as part of a 196-lot single family residential development on 284.29 acres with 17 conditions. The proposed 196 lot subdivision was never developed and the parcels were then sold to different owners. The property owner seeks a rezone to AG because the subject property cannot be developed under the existing zoning classification. The property owner seeks to rezone the property to allow for a single-family residential use.

The subject property is accessed by a private driveway to Old Barnett Shoals Road. There are no common areas proposed for these properties other than the driveway, the maintenance of which is governed by a recorded easement agreement between the property owners. Water is provided by private well and the property will be served by septic.

There are no specific buffers or landscaping required under the UDC for this type of zoning and use. There is no signage proposed for this development.

The owner has listed the subject property for sale, and it is anticipated that the property will be sold and construction will begin within 12 months of zoning approval. Representative architecture is included.

NARRATIVE

Average Costs of residences: \$400,000

Impact to School System: The addition of one single family residence should have negligible impact on the school system.

Impact to Traffic: The addition of one single family residence should have negligible impact on local traffic.

Proposed Utilities: Georgia Power for electric, AT&T or Spectrum from Telephone/Internet

Estimate Average Daily Trip: Average Daily Trip for One (1) single family residential detached home is 10; average peak is 1.

Estimated Value at Completion: It is anticipated that the estimate value this parcel and the companion parcel that is also being rezoned will be roughly \$2,100,000 upon completion.

Estimated Gallons Per Day: 300 gpd. Note: these parcels are on a well and not serviced by County Water.

Buffers: There are no specific buffers or landscaping required under the UDC for this type of zoning and use.

ARCHITECTURAL SKETCHES



ARCHITECTURAL SKETCHES

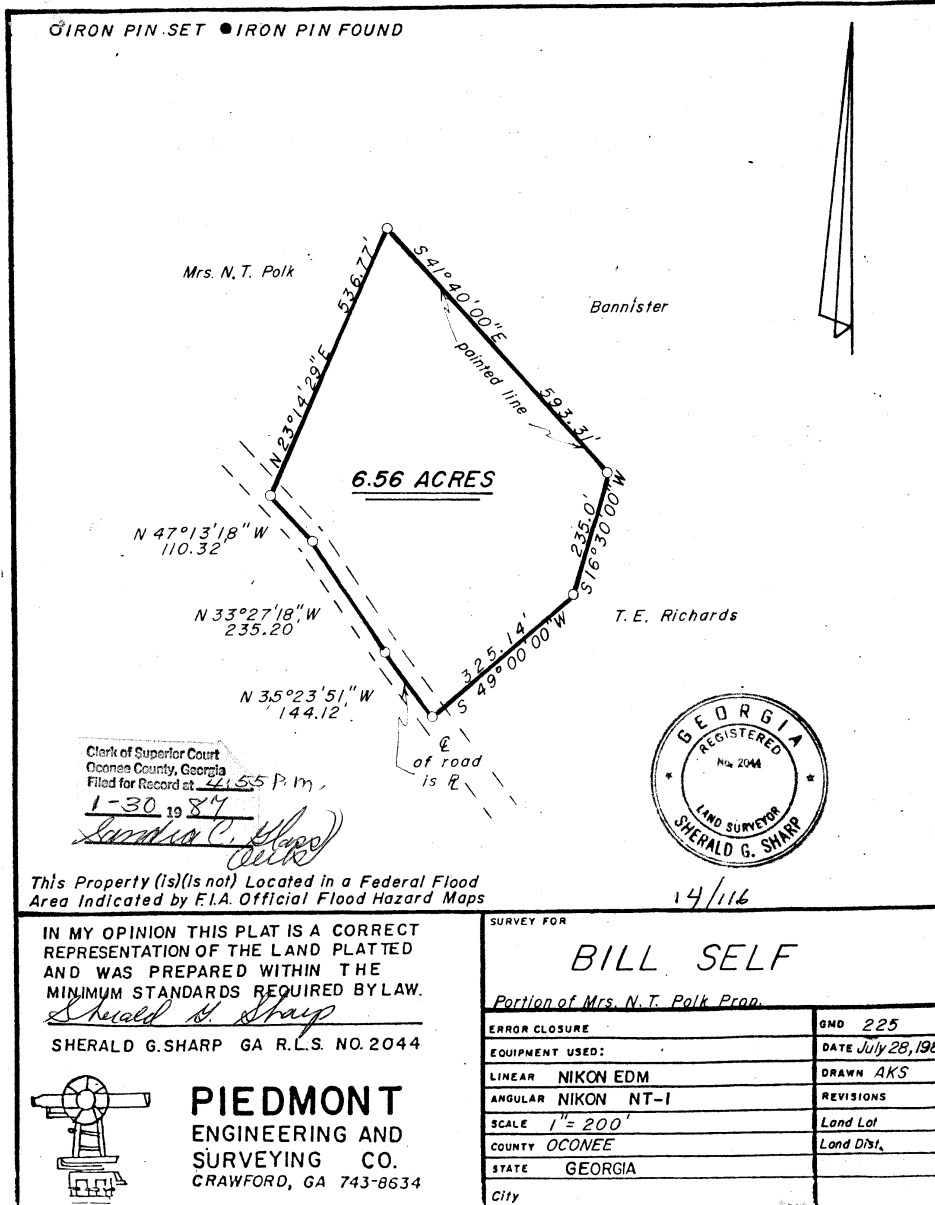


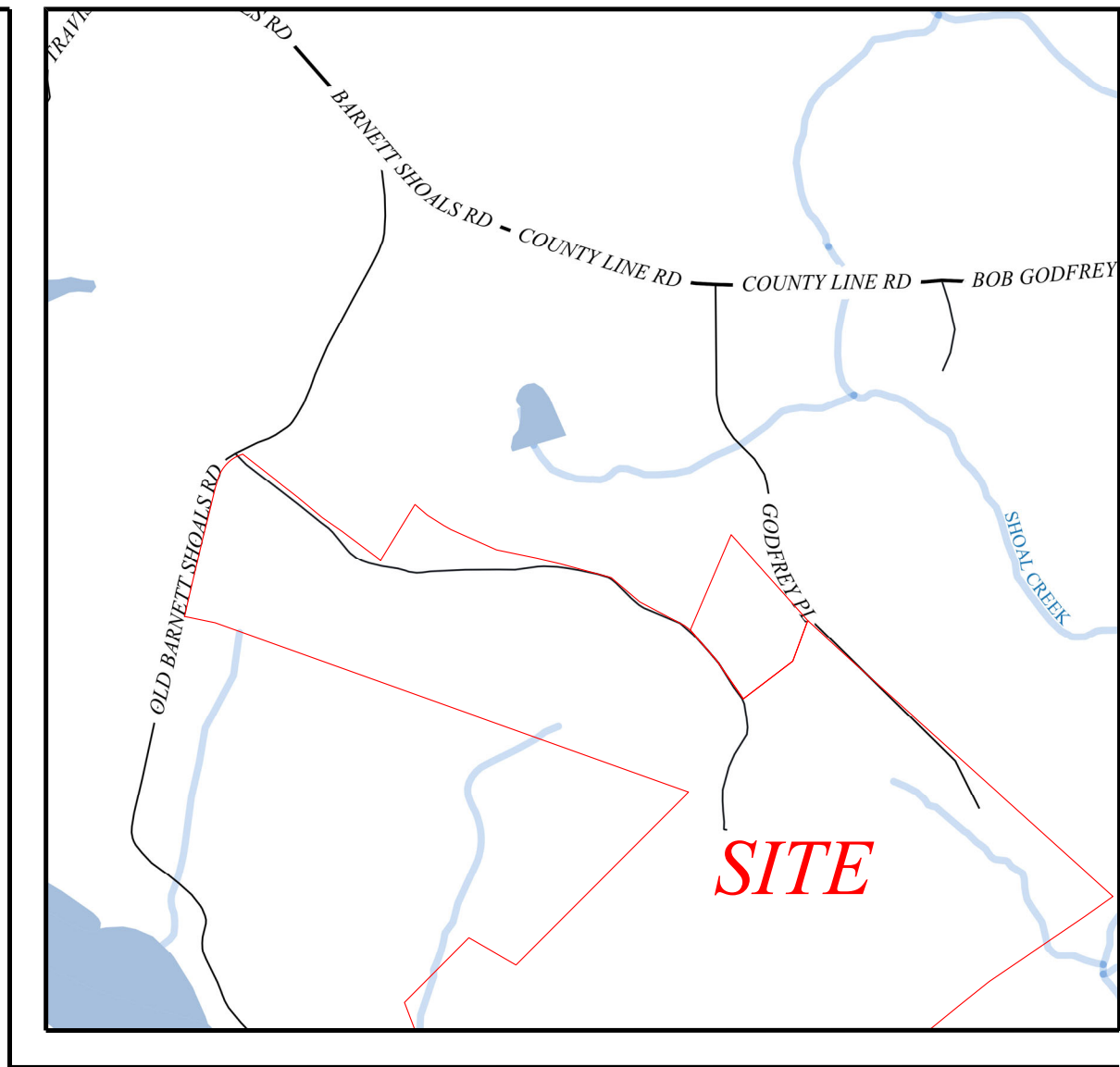
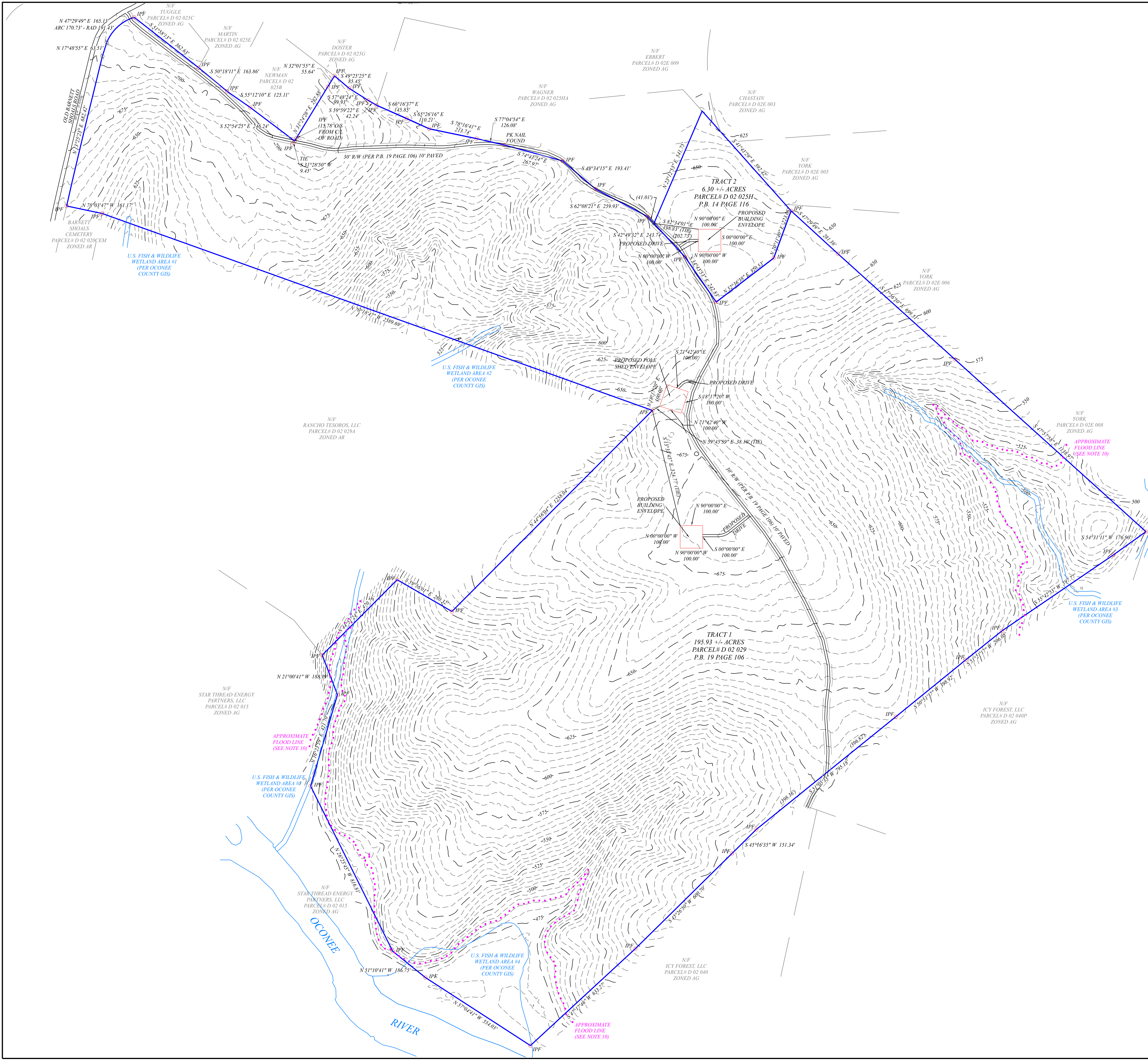
EXHIBIT "A" TO REZONE NO P25-0076

Page 8 of 9

PLAT

116



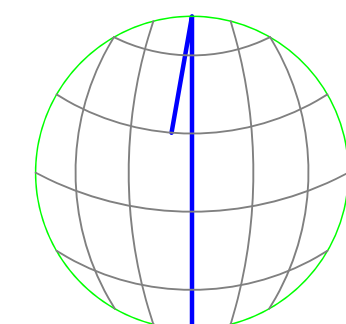


VICINITY MAP
NOT TO SCALE

PROJECT DATA

- PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
MATTHEW D. ULMER, G.A. RLSS3069
P.O. BOX 269 WATKINSVILLE, GA 30677
MATT@BASELINEGA.COM 706-614-1952
- TOTAL PROJECT ACREAGE: 203.68 +/- ACRES
 - TAX PARCEL #: D 02 029 & D 02 025H
 - NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
 - THIS IS A CONCEPT PLAN HAS BEEN DEVELOPED FROM PUBLIC RECORDS AND LIMITED FIELD WORK FOR REZONING. THIS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RECORDED.
 - PROPERTIES CURRENTLY ZONED: AR - PROPOSED ZONING: AG
 - THIS FIRM HAS NO KNOWLEDGE OF ANY UTILITIES ON THESE PARCELS. PROPERTIES TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
 - APPLICANT FOR THIS REZONE CONCEPT PLAN IS ICY FOREST, LLC.
 - ANY FUTURE CONSTRUCTION OF BUILDINGS WILL COMPLY WITH A 30' PRIMARY BUILDING SETBACK AND 25' SIDE & REAR BUILDING SETBACK.
 - AT THE TIME OF THIS PLAN ONLY 3 BUILDINGS ARE PROPOSED, ONE FOR EACH ENVELOPE SHOWN HEREON. ANY FUTURE BUILDINGS SHOULD BE APPLIED FOR PER OCONEE COUNTY REGULATIONS.
 - FLOOD ZONE LINES SHOWN HEREON ARE THE APPROXIMATE LOCATION OF ZONE AE PER FEMA FIRM 13219C 01606 DATED SEPTEMBER 15th 2022.
 - DEFINITE BUILDING PLANS NOT DETERMINED AT THE TIME OF THIS PLAN. COVERAGES AND BUILDING FOOTPRINTS NOT TO EXCEED 10,000 SQUARE FEET PER EACH PROPOSED BUILDING SITE.
COVERAGES AND BUILDING FOOTPRINT WILL BE LESS THAN 1% OF TRACT 1.
COVERAGES AND BUILDING FOOTPRINT WILL BE LESS THAN 3% OF TRACT 2.
 - CONTOURS SHOWN HEREON ARE FROM NOAA LIDAR NAVD 88 AND DO NOT REPRESENT A FIELD RUN TOPOGRAPHIC SURVEY. CONTOUR INTERVAL IS 5'.

THIS IS A REZONE
CONCEPT PLAN, NOT
A BOUNDARY
SURVEY. THIS PLAN
IS NOT TO BE
RECORDED



GRID NORTH
BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(PESTER ZONE)

GRAPHIC SCALE

1 INCH = 200 FEET

BASELINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677
WWW.BASELINEGA.COM
PHONE: 706-769-6610

REZONE CONCEPT
PLAN FOR:

ICY FOREST, LLC

225th GEORGIA
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:

OLD BARNETT SHOALS ROAD
ATHENS, GA
30605

REVISIONS	DATE
REVISED TO ADD METES AND BOUNDS AROUND BUILDING AND BARN ENVELOPS	4/15/2025
REVISED TO MATCH METES AND BOUNDS OF REQUESTED LEGAL DESCRIPTION	4/29/2025
REVISED TO ADDRESS OCONEE COUNTY COMMENTS FROM 6/5/2025	6/16/2025

DATE
02/19/25

PROJECT
17-807S

REZONE
CONCEPT
PLAN

SHEET
1 OF 1



LSF#001108
EXPIRES 12-31-2025

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to rezone from zoning classification AG (Agricultural District) to zoning classification AR (Agricultural Residential District) pursuant to an application for rezoning of property owned by Gildardo & Juana Sandra Orozco submitted on May 16, 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 18, 2025, requesting a rezone of a ±11.23-acre tract of land located at 1760 Pete Dickens Road & 1830 Pete Dickens Road in, Oconee County, Georgia, (tax parcel no. B-01-081B & B-01-081C), 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 July 21, 2025, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th of August, 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: May 16, 2025

RE: Request to rezone from zoning classification AG (Agricultural District) to zoning classification AR (Agricultural Residential District) of a ±11.23-acre tract of land located at 1760 Pete Dickens Road & 1830 Pete Dickens Road in, Oconee County, Georgia, (tax parcel no. B-01-081B & B-01-081C) 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 5th day of August, 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 P25-0110

Page 1 of 12

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The owner at their own expense shall construct the improvements required by the County for public water for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner's development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.

EXHIBIT "A" TO REZONE NO P25-0110

Page 2 of 12

TAX MAP

REZONE # P25-0110 - GILDARO OROZCO

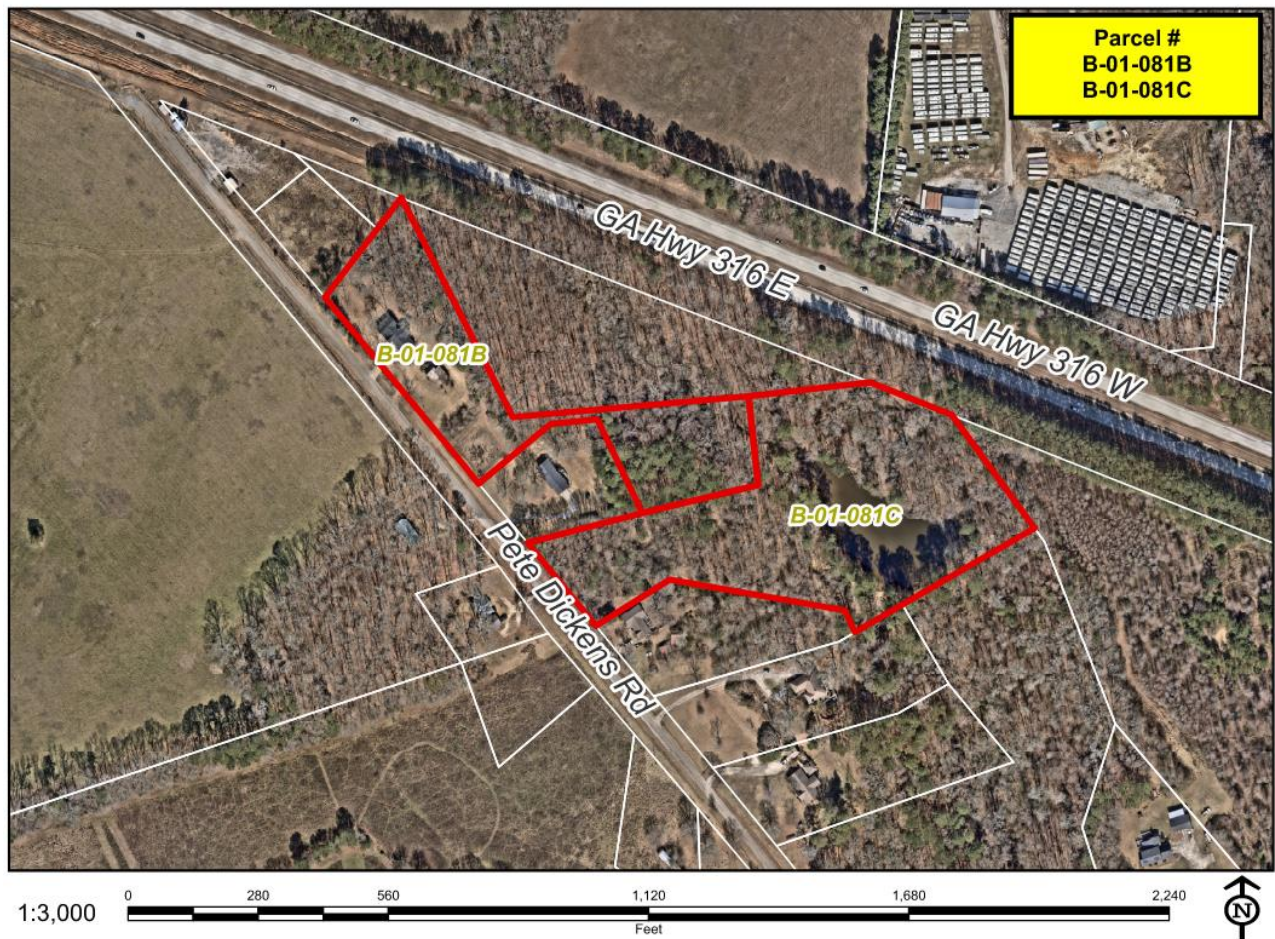


EXHIBIT “A” TO REZONE NO P25-0110

Page 3 of 12

LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract or parcel of land, together with all improvements thereon, containing 11.23 acres, more or less, lying and being in the 225th District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at an Iron Pin along the right-of-way on the eastern side of Pete Dickens Road, thence North 44 degrees 51 minutes 05 seconds East, 6.86 feet to a Spindle being the TRUE POINT OF BEGINNING; thence North 37 degrees 50 minutes 18 seconds East, 197.34 feet to a 1” OTP; thence North 38 degrees 02 minutes 25 seconds East, 84.66 feet to an iron pin; thence South 25 degrees 23 minutes 55 seconds East, 528.31 feet to an iron pin; thence North 84 degrees 11 minutes 05 seconds East, 508.50 feet to an iron pin; thence North 84 degrees 01 minutes 11 seconds East, 248.04 feet to a concrete monument; thence North 84 degrees 18 minutes 42 seconds East, 29.36 feet to a concrete monument; thence South 68 degrees 24 minutes 31 seconds East, 189.19 feet to a concrete monument; thence South 36 degrees 11 minutes 29 seconds East, 304.20 feet to a spindle; thence South 59 degrees 57 minutes 33 seconds West, 330.57 feet to an iron pin; thence South 59 degrees 52 minutes 12 seconds West, 118.28 feet to an iron pin; thence North 24 degrees 36 minutes 45 seconds West, 51.88 feet to an iron pin; thence North 79 degrees 50 minutes 51 seconds West, 382.50 feet to an iron pin; thence South 58 degrees 03 minutes 19 seconds West, 198.45 feet to an iron pin; thence North 39 degrees 13 minutes 36 seconds West, 235.33 feet to an iron pin; thence North 75 degrees 33 minutes 45 seconds East, 255.26 feet to an iron pin; thence North 25 degrees 33 minutes 48 seconds West, 223.72 feet to an iron pin; thence South 84 degrees 06 minutes 13 seconds West, 101.67 feet to a 1” bar; thence South 50 degrees 25 minutes 58 seconds West, 200.24 feet to an iron pin; thence North 39 degrees 40 minutes 22 seconds West, 50.76 feet to a point; thence North 39 degrees 45 minutes 13 seconds West, 463.06 feet to TRUE POINT OF BEGINNING.

Said tract being the same as Parcels B 01 081B and B 01 081C as depicted on a Retracement Boundary Survey by Baseline Surveying and Engineering, Inc. dated 04/23/2025 .

EXHIBIT “A” TO REZONE NO P25-0110

Page 4 of 12

NARRATIVE

PETE DICKENS ROAD ADMINISTRATIVE SUBDIVISION

REZONE SUBMITTED 05/19/2025 revised 06/13/2025 revised 06/27/2025

GENERAL DATA

Property Address: 1760 & 1830 Pete Dickens Road

Parcel: B 01 081C & B 01 081B

Owner: Gildardo and Juana Sandra Orozco

Existing Zoning: AG

Proposed Zoning: AR

Existing Use: Residential and undeveloped

Proposed Use: Single-Family Residential

Property Area: 11.23 acres

ADJACENT LAND USES AND ZONING

North – Hwy 316 and remnant of Oconee IDA property

West – AG zoned property (smaller than 1 acre parcels)

South – Pete Dickens Road and AG land with lots smaller than 2 acres

East – AG residential lots

OWNERSHIP TYPE

The development will be fee simple ownership.

SITE NARRATIVE

The property is 11.23 acres and is currently zoned AG and undeveloped on one tract with a single home on the other. The property owner is Gildardo and Juana Sandra Orozco. The owner is seeking to rezone the property from AG to AR to create a 5 lot residential administrative subdivision for family purposes.

SITE DESCRIPTION

The property is located on the north side of Pete Dickens Road, south of Hwy 316 and north of the Pete Dickens Road/McNutt Creek Road intersection. The Character Area for the property and its surrounding properties is identified as ‘Suburban Neighborhood’ according to the Oconee Future Development Map.

The property is mostly wooded with an existing house and a small pond. Slopes onsite range from 2 to 15%. The site drains primarily to the northeast into an existing pond.

PROPOSED USE

The proposed use of the property is a single family residential administrative subdivision. Homes will range in size from approximately 2,000 sf. to 2,400 sf with a minimum of 2,000 sf. The proposed architectural design theme is a craftsman style and will feature pitched shingled roofs, shed dormers, wide overhanging eaves, wood or masonry columns, and divided light windows/doors. Predominant exterior materials will be cementitious plank siding, with the combination of stone or brick water tables, some shingle siding accents, and low-maintenance composite trim and ornamentations. See attached representative architecture photographs of the proposed structures.

EXHIBIT “A” TO REZONE NO P25-0110

Page 5 of 12

NARRATIVE

ACCESS

Access will be via individual driveways for Lot 1 & 2 from Pete Dickens Road with a shared private access drive for the remaining lots. Lot 2 could also access this drive if desired.

TRAFFIC IMPACT

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

Land Use	Intensity	Daily	AM Peak	PM Peak
Single Family Detached Housing (210)	5	47	4	5

WATER SUPPLY

Water will be provided by individual wells as there is no public water main on Pete Dickens Road.

SEWAGE DISPOSAL

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

GARBAGE COLLECTION

Garbage collection will be handled by private contractor service.

UTILITIES

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

STORMWATER MANAGEMENT AND DRAINAGE

Stormwater Management will be managed by the existing pond to control water runoff from the development to meet Oconee County stormwater ordinance. To convey stormwater to the pond, sheetflow from the homes into the pond will take place. Water Quality, if required will be provided on each individual lot per home.

IMPACT TO SCHOOL SYSTEM

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

PROJECT SCHEDULE

Once zoning is approved in approximately August 2025 lots would be platted and homes could be started as early as 2026.

BUFFERS

State waters buffer and conservation corridor buffer are required along the existing stream and pond.

NARRATIVE

STREAM AND/OR WETLAND CROSSING

1. stream and/or wetland crossings could require permitting with the army corps of engineers and could require mitigation depending on method of crossing.
2. state waters buffer crossings could require georgia epd buffer encroachment permit depending on angle and method of crossing.

MINIMUM BUILDABLE AREA PER LOT PER UDC

Based on the concept plan submitted for zoning, the existing pond may need to be drained to ensure minimum buildable area per lot is obtained, otherwise less lots may be allowed. Draining the pond would require a USACE PCN permit. It could potentially be possible to realign proposed lot lines to remedy this. This would be required to be remedied before platting process.

SIGNAGE

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

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$3.5 Million.

REPRESENTATIVE ARCHITECTURE

EXHIBIT “A” TO REZONE NO P25-0110
Page 7 of 12

NARRATIVE



NARRATIVE



EXHIBIT “A” TO REZONE NO P25-0110

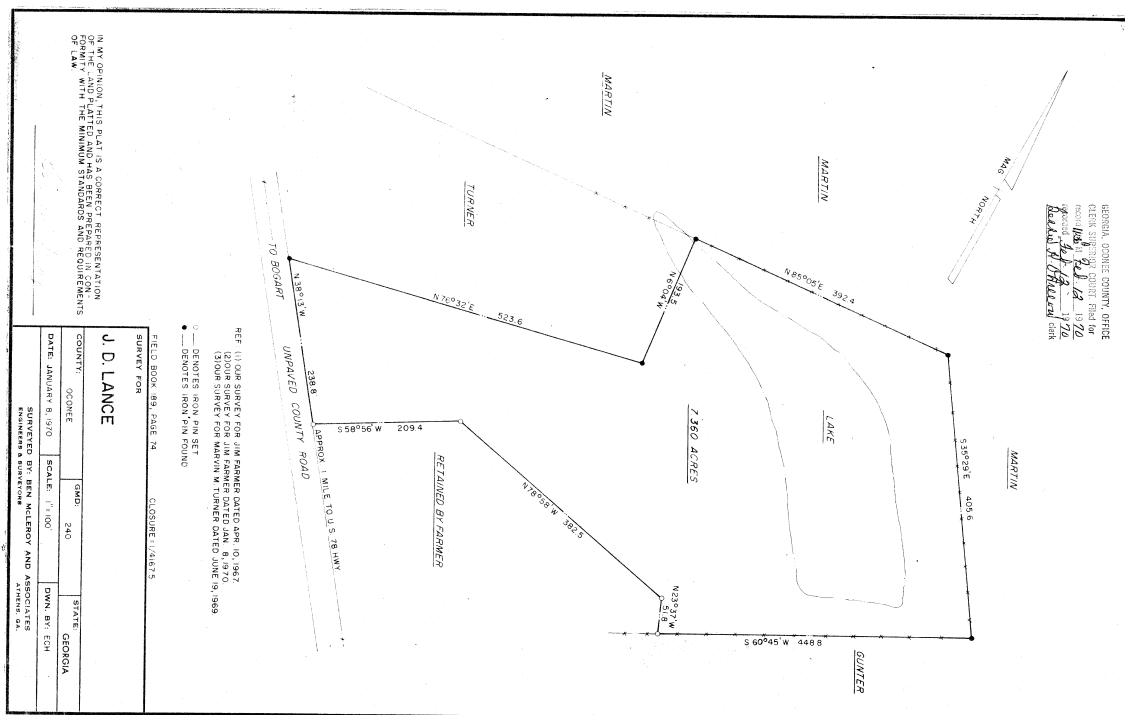
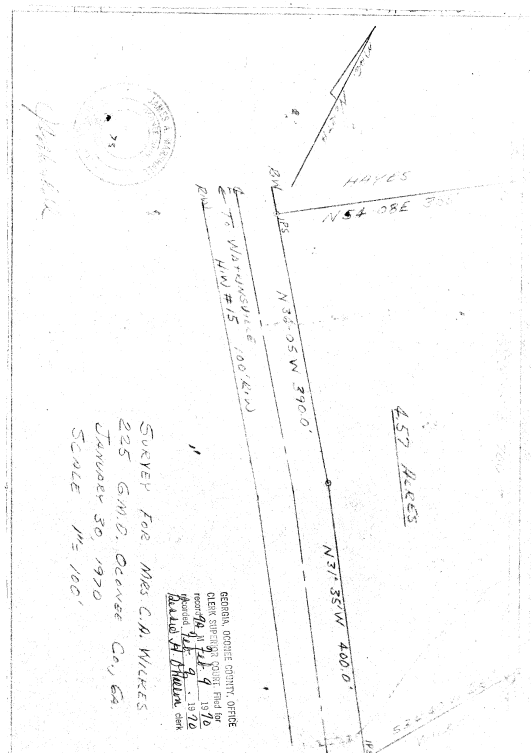
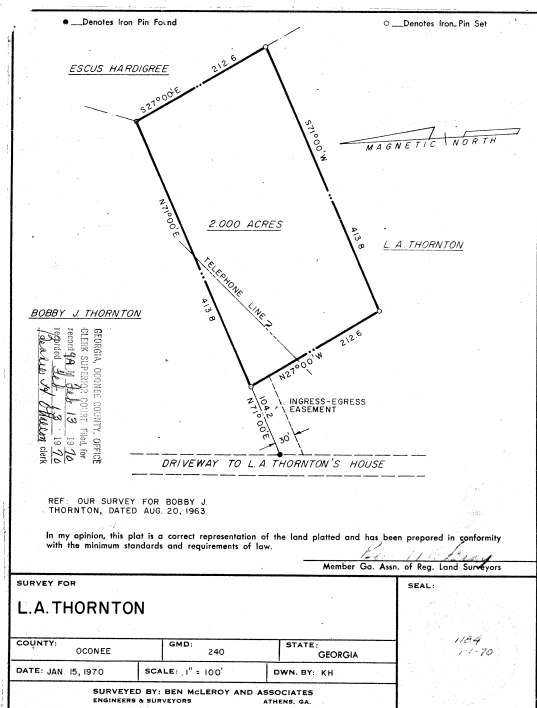
Page 9 of 12

NARRATIVE



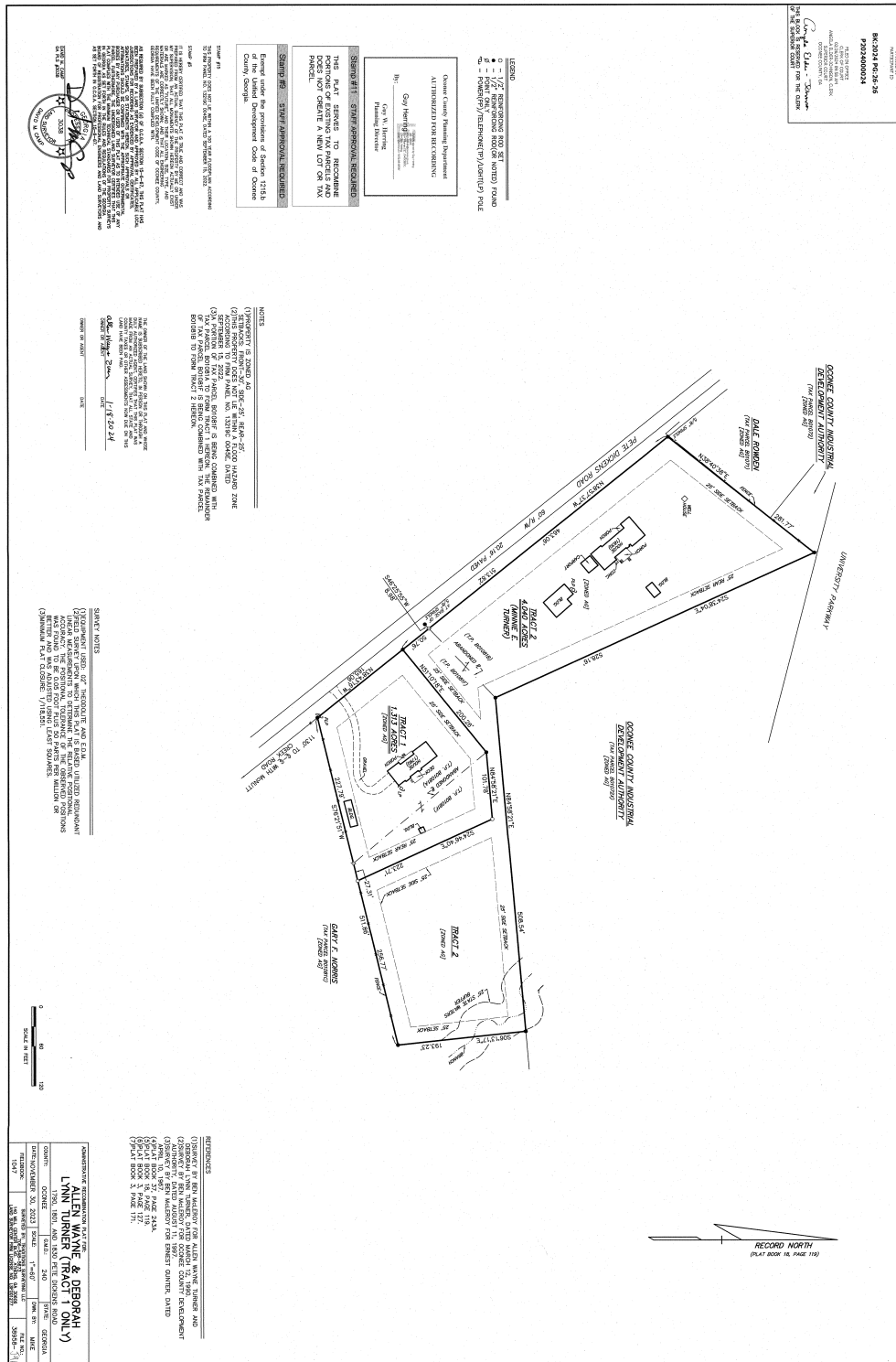
Page 10 of 12

PLAT



Page 11 of 12

PLAT



STREAM AND/OR WETLAND CROSSING NOTES

1. STREAM AND/OR WETLAND CROSSINGS COULD REQUIRE PERMITTING WITH THE ARMY CORPS OF ENGINEERS AND COULD REQUIRE MITIGATION DEPENDING ON METHOD OF CROSSING.
2. STATE WATERS BUFFER CROSSINGS COULD REQUIRE GEORGIA EPD BUFFER ENCROACHMENT PERMIT DEPENDING ON ANGLE AND METHOD OF CROSSING.

LOT BUILDABLE AREA

LOT 1 - 56,696 SF
 LOT 2 - 50,633 SF
 LOT 3 - 16,728 SF*
 LOT 4 - 15,467 SF*
 LOT 5 - 32,508 SF
 *BASED ON LOT LINES AS SHOWN, THE EXISTING POND MAY BE REQUIRED TO BE DRAINED TO OBTAIN MINIMUM BUILDABLE AREA PER LOT. DRAINING POND WOULD REQUIRE AN USACE PCN PERMIT.

REZONE CONCEPT PLAN NOTES

1. DIMENSIONS AS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE OCONEE COUNTY UDC.
3. 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.
4. ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
5. ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
6. 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.

DEVELOPMENT DATA

TOTAL PROJECT ACREAGE: 11.23 ACRES
 TOTAL AREA OF RESIDENTIAL LOTS: 11.23 AC.
 TOTAL NUMBER OF RESIDENTIAL LOTS: 5
 PROJECT DENSITY: 0.4452 LOTS PER AC.
 AVERAGE LOT SIZE: 2,248 AC.
 SMALLEST LOT SIZE: 2,117 AC. - LOT #4
 LARGEST LOT SIZE: 2,33 AC. - LOT #5
 MINIMUM HOME SIZE: 2,000 SF.
 LOT ACRES ARE PROVIDED FOR REZONE PURPOSES ONLY, SEE FINAL PLAT FOR EXACT ACRES.
 LOT DIMENSIONS ARE PROVIDED FOR REZONE PURPOSES ONLY, SEE FINAL PLAT FOR EXACT METES AND BOUNDS.

COVERAGE DATA

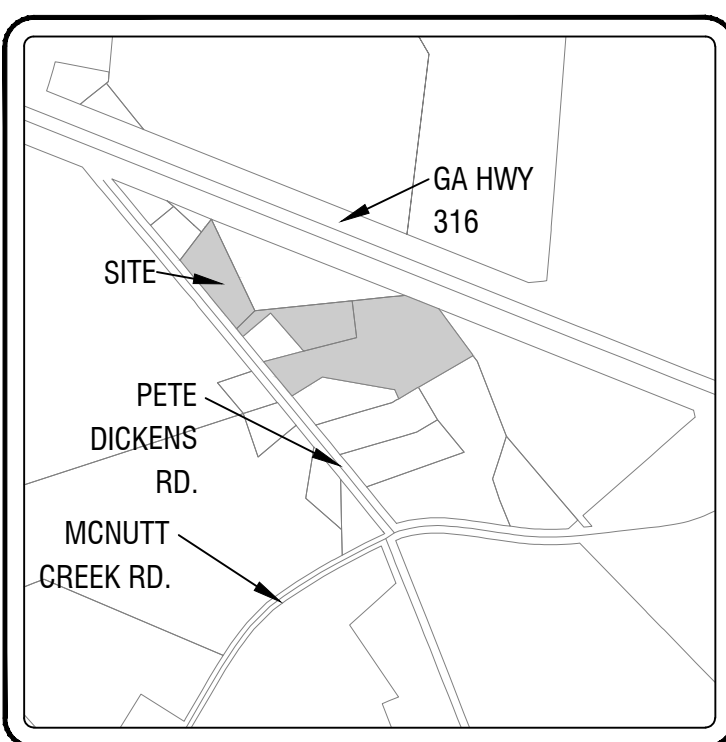
NOTE: THE FOLLOWING AREAS ARE ESTIMATES ONLY AND ARE BASED ON A MINIMUM HOME FOOTPRINT OF 2,000 SF, AN AVERAGE 5,000 SF. IMPERVIOUS AREA, AND 15,000 SF. DISTURBED AREA ESTIMATED PER LOT.

1. STRUCTURES - 10,000 SF. (2.04% OF NET SITE)
2. LANDSCAPING - 100,000 SF. (20.44% OF NET SITE)
3. WETLANDS (POND) - 53,800 SF. (11.03% OF NET SITE)
4. PARKING AREA - 30,000 SF. (6.13% OF NET SITE) DRIVEWAYS & PARKING PADS
5. TO REMAIN WOODED - 295,199 SF. (60.35% OF NET SITE)

PROJECT DATA

PROPERTY OWNER: GILDARDO & JUANA SANDRA OROZCO
 1771 DIALS MILL ROAD
 STATHAM, GEORGIA 30666
 DEVELOPER: GILDARDO & JUANA SANDRA OROZCO
 1771 DIALS MILL ROAD
 STATHAM, GEORGIA 30666
 AUTHORIZED AGENT: PITTMAN & GREER ENGINEERING P.C.
 1050 BARBER CREEK DRIVE
 WATKINSVILLE, GEORGIA 30677
 706.419.9244
 PHYSICAL ADDRESS: 1760 & 1830 PETE DICKENS ROAD
 TAX PARCEL: B 01 081C & B 01 081B
 TOTAL PROJECT ACREAGE: 11.23 ACRES
 CONTOUR INTERVAL: 1' NOAA TOPO
 BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BASELINE SURVEYING BOUNDARY RETRACEMENT FOR GILDARDO OROZCO, DATED 04-23-2025.
 EXISTING ZONING: AG
 PROPOSED ZONING: AR
 EXISTING USE: SINGLE FAMILY
 PROPOSED USE: SINGLE FAMILY
 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. 13219C0045E, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130453, (OCONEE COUNTY), GEORGIA.
 THERE ARE STATE WATERS ONSITE, AND WITHIN 200' OF THE SITE.
 THERE ARE WETLANDS ON SITE PER WETLAND INVENTORY MAP.

VICINITY MAP - SCALE: 1"=2000'



SERVICE PROVIDERS

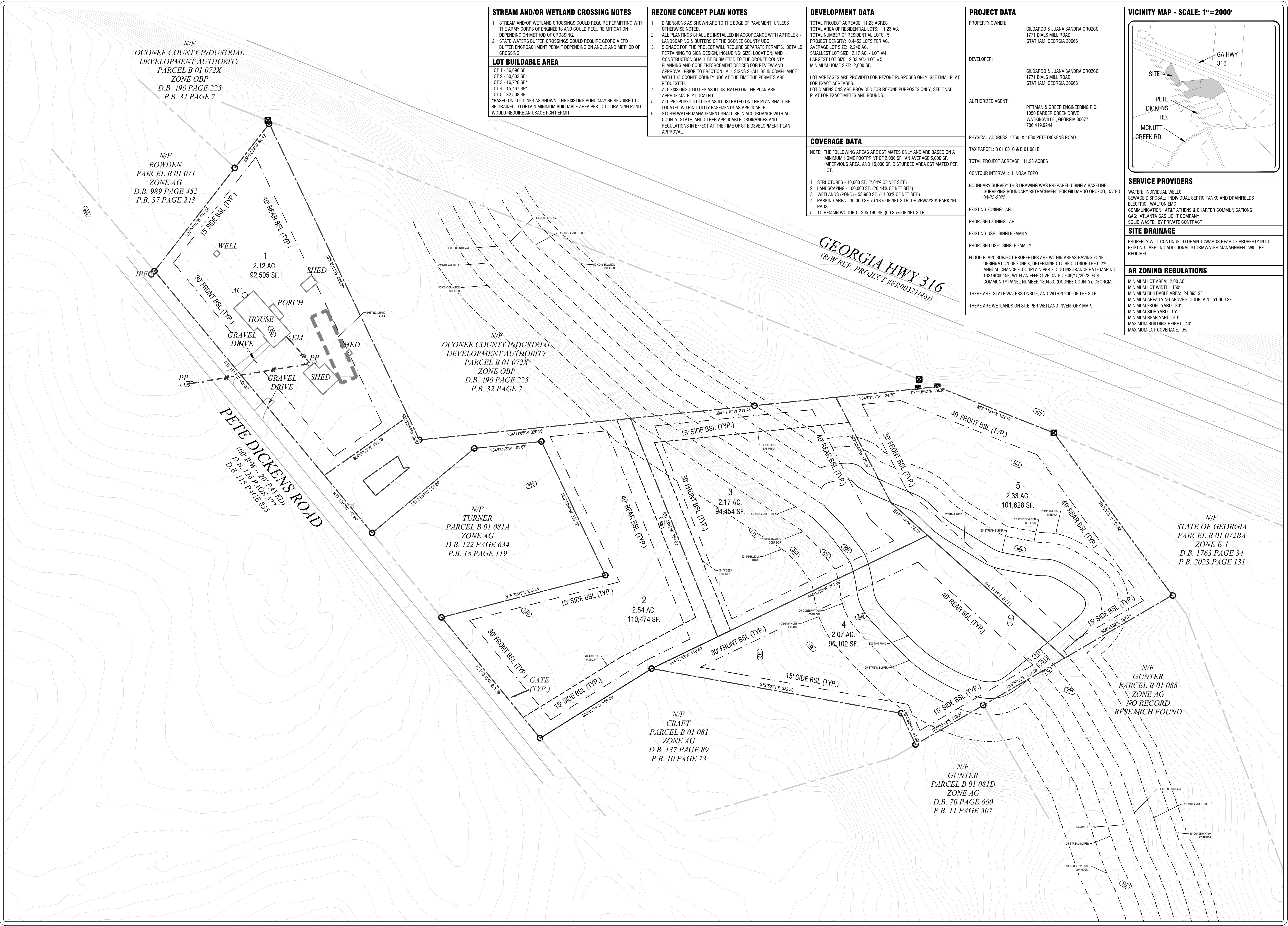
WATER: INDIVIDUAL WELLS
 SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS
 ELECTRIC: WALTON EMC
 COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
 GAS: ATLANTA GAS LIGHT COMPANY
 SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

PROPERTY WILL CONTINUE TO DRAIN TOWARDS REAR OF PROPERTY INTO EXISTING LAKE. NO ADDITIONAL STORMWATER MANAGEMENT WILL BE REQUIRED.

AR ZONING REGULATIONS

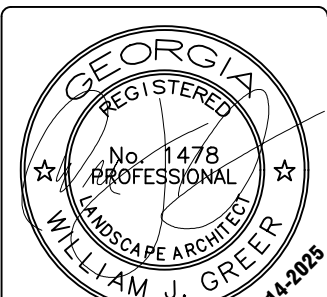
MINIMUM LOT AREA: 2.00 AC.
 MINIMUM LOT WIDTH: 150'
 MINIMUM BUILDABLE AREA: 24,895 SF.
 MINIMUM AREA LYING ABOVE FLOODPLAIN: 51,000 SF.
 MINIMUM FRONT YARD: 30'
 MINIMUM SIDE YARD: 15'
 MINIMUM REAR YARD: 40'
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM LOT COVERAGE: 0%



REVISIONS	DESCRIPTION
DATE	

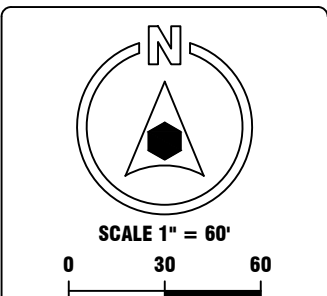


PITTMAN & GREER
ENGINEERING P.C.
 1050 BARBER CREEK DRIVE - BLDG. 400
 WATKINSVILLE GA 30677
 P. 706.419.9244 - WWW.PITTMANGREER.COM



ISSUE PURPOSE
FOR REVIEW ONLY

PETE DICKENS ROAD MINOR SUBDIVISION
 11.23 AC. - 1760 & 1830 PETE DICKENS ROAD
 OCONEE COUNTY, GEORGIA



PROJECT NUMBER
2025-015



DATE
05-14-2025

REZONE
CONCEPT PLAN

RZ01

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Milton Masciadri submitted on May 20, 2025.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Gary Gilmer on May 20, 2025, regarding a ±2.25-acre tract of land located at 1010 Brookview Place, Oconee County, Georgia, (tax parcel no. C-02L-013B), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit “A” is hereby granted to allow a private freestanding garage in the front yard and reduce the required private freestanding garage setback from 200 feet to 70.7 feet.

Said Special Exception Variance 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. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th day of August, 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 SPECIAL EXCEPTION VARIANCE REQUEST

APPLICATION SUBMITTED BY: Gary Gilmer

APPLICATION SUBMISSION DATE: May 20, 2025

RE: Request for a Special Exception Variance on a ±2.25-acre tract of land located at 1971 Flat Rock Road in Oconee County, Georgia, (tax parcel no. C-02L-013B), to allow a private freestanding garage in the front yard and reduce the required private freestanding garage setback from 200 feet to 70.7 feet.

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

This 5th day of August, 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

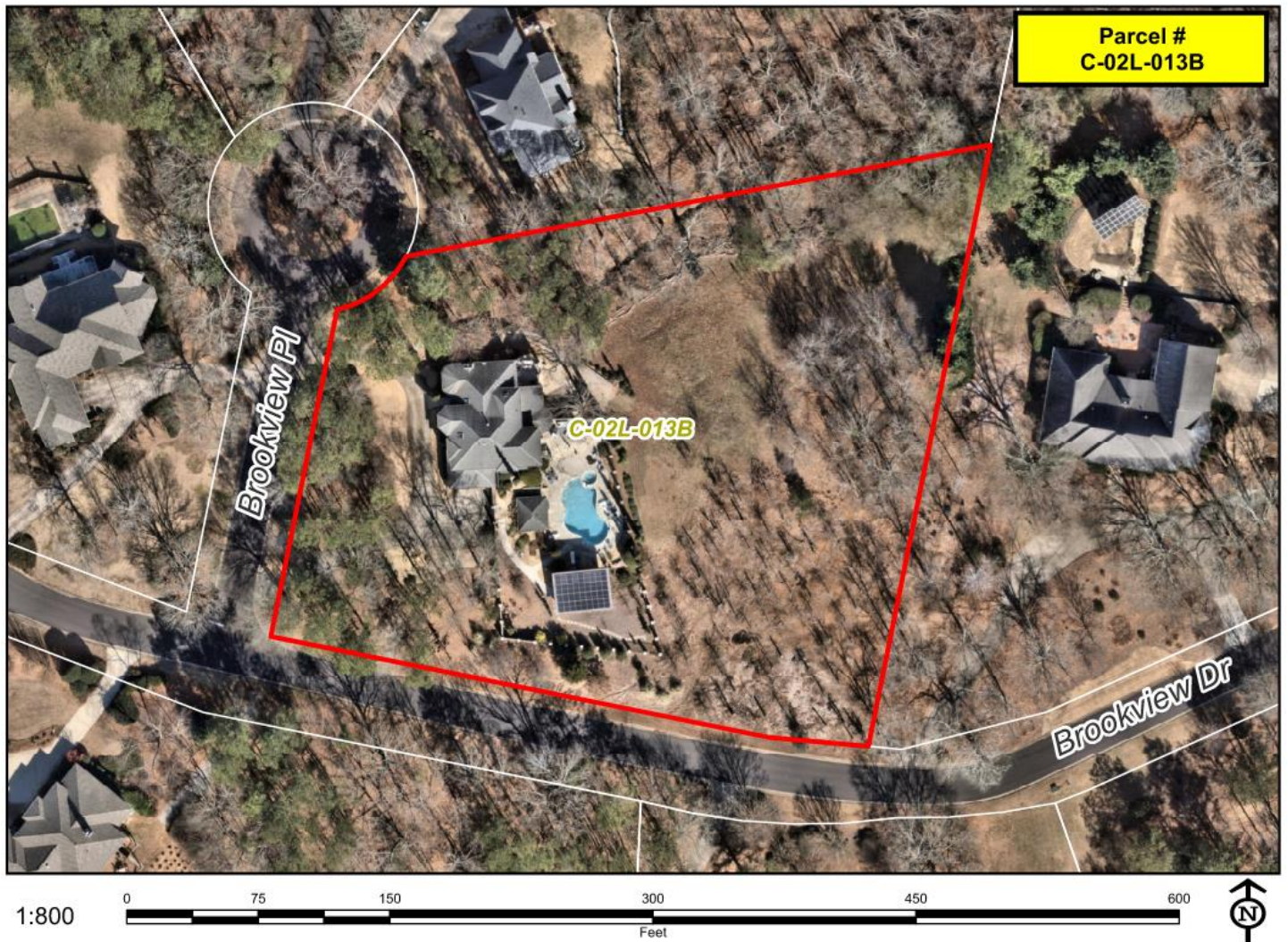
Mark Saxon, Member

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 variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP

VARIANCE # P25-0120 - GARY GILMER



TYPED LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the state of Georgia, Oconee County, 1331st Georgia Militia District, Tanglebrook Subdivision, Block "B", Section 3, Lot 13 and being more particularly described as follows;

Commencing at a point at the the northerly right of way of Brookview Drive and easterly right of way of Brookview Place, said point being the point of beginning.

Thence leaving the right of way of Brookview Drive and following along the eastern right of way of Brookview place N 11°27'10" E a distance of 190.00' to a point;

Thence with a curve turning to the left with an arc length of 51.46', with a radius of 60.00', with a chord bearing of N 52°15'30" E, with a chord length of 49.90', to a point;

Thence leaving said right of way N 79°11'40" E a distance of 338.97' to a point;

Thence S 11°27'10" W a distance of 349.88' to a point on the northerly right of way of Brookview Drive;

Thence following said right of way N 84°47'45" W a distance of 57.75' to a point;

Thence N 78°32'50" W a distance of 288.91' to a point at the right of way intersection of Brookview Drive and Brookview Place, said point being the point of beginning.

Said tract containing 2.251 acres more or less and being more particularly described on a plat of survey for Tanglebrook East, Dated August 15, 1990. By James M. Paul and being recorded in Plat Book 17 page 179 in the Oconee County clerk of courts office.

NARRATIVE



Ethan Perry
Planner
Planning & Code Enforcement
7635 Macon Hwy Suite 400
Watkinsville, GA 30677

May 20, 2025

We are requesting a front yard setback reduction as a result of this parcel being a corner lot. The nature of the corner lot is subject to be restricted as a result of having 2 front yard setbacks causing extreme difficulty with our application to build a free standing 2 car garage.

**Address: 1010 Brookview Pl
Athens, GA 30606**

Zoning District: (A R)

Existing Use: Single Family Residence

Code Requesting: Unified Development Code
Article 3 section 348.a.

Reason: To enable us to build a simple 2-car garage unattached from home as the current corner lot placement is too restrictive

Conclusion: It is my understanding that this application has become rather common among others to be almost a new standard.

Gary Gilmer
General Contractor
HERITAGE DESIGN & BUILD SE, LLC
Gary@heritagedesignbuildllc.com
404-219-9244

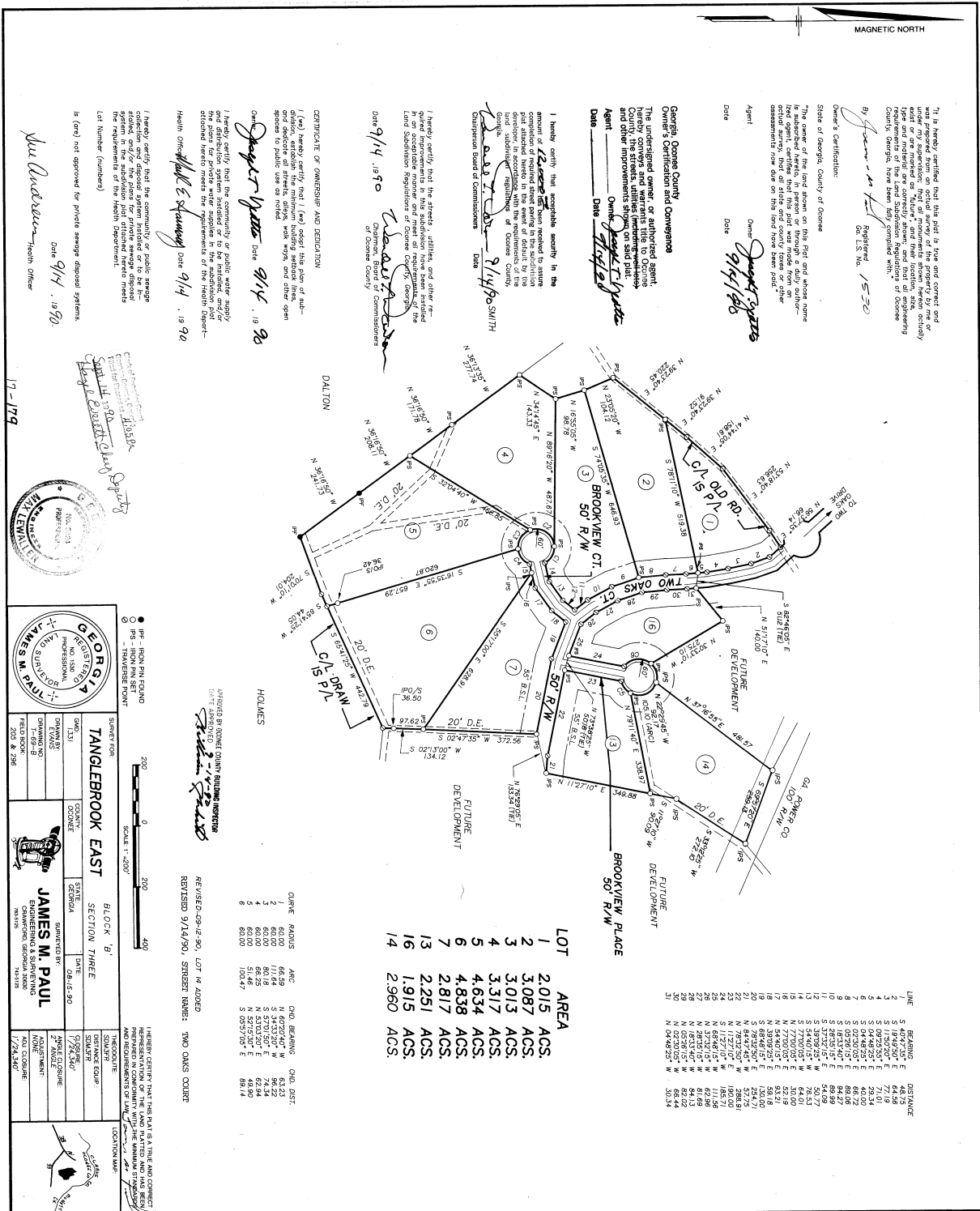
Total Acreage of Property in request is 2.25 Acres
The adjacent properties are all zone AR and are being used for residential use

Gary A. Gilmer

ARCHITECTURAL RENDERINGS



PLAT



CONCEPT PLAN

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
TIMOTHY C. MITCHELL GA. PE#54056
P.O. BOX 269 WATKINSVILLE, GA 30677
TIM@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: 2.25 ACRES +/-
2. TAX PARCEL #: C 02L 013B
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY REFERENCED FROM PLAT BOOK 17 PAGE 179 RECORDED WITH THE OCONEE COUNTY CLERK OF COURT.
5. ZONED AR
6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
7. TOPOGRAPHIC INFORMATION TAKEN FROM NOAA LIDAR. OCONEE COUNTY DATED 2019. BASELINE SURVEYING AND ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE TOPOGRAPHIC INFORMATION. TOPOGRAPHIC INFORMATION USES NORTH AMERICAN VERTICAL DATUM NAVD88, 1' CONTOUR INTERVAL.
8. EXISTING CONDITIONS SHOWN HEREON, IN THE AREA OF INTEREST WERE FIELD LOCATED BY THIS FIRM. WHILE EXISTING CONDITIONS SHOWN HEREON, OUTSIDE THE AREA IF INTEREST WERE TAKEN FROM GOOGLE MAPS AERIAL PHOTO.
9. ZONING SETBACKS: AR
FRONT:30 FEET
SIDE:15 FEET
REAR: 40 FEET

BASELINE

SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

TIM@BASELINEGA.COM

VICINITY MAP

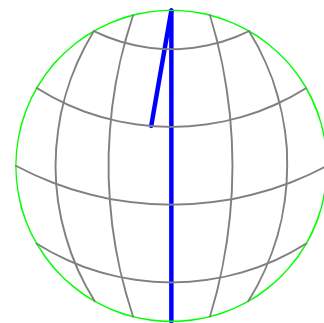
NOT TO SCALE

PLAN ABBREVIATIONS

IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
GM -	GAS METER
CR -	CABLE RISER
R/W -	RIGHT OF WAY
CL -	CENTERLINE
P.O.C. -	POINT OF COMMENCEMENT
P.O.B. -	POINT OF BEGINNING
SSMH -	SANITARY SEWER MANHOLE
WV -	WATER VALVE
WM -	WATER METER
FH -	FIRE HYDRANT
PP -	POWER POLE
N/F -	NOW OR FORMERLY
DB -	DEED BOOK
PG -	PAGE
OHE -	OVERHEAD ELECTRIC
PB -	PLAT BOOK
L.L. -	LAND LOT
GCB -	GATE CONTROL BOX
TR -	TELEPHONE RISER
DWCB -	DOUBLE WING CATCH BASIN
HW -	HEAD WALL
FES -	FLARED END SECTION
JB -	JUNCTION BOX
DI -	DROP INLET
TRAN -	TRANSFORMER
OTP -	OPEN TOP PIPE
EMH -	ELECTRIC MANHOLE
GEN -	GENERATOR
OCS -	OUTLET CONTROL STRUCTURE
P/L -	PROPERTY LINE
SS -	SANITARY SEWER
BSL -	BUILDING SETBACK LINE
FIRM -	FEDERAL INSURANCE RATE MAP
CO -	CLEAN OUT
AKA -	ALSO KNOWN AS
GFE -	GARAGE FLOOR ELEVATION
BC -	BACK OF CURB

SYMBOL LEGEND

	CALCULATED POINT
	IRON MARKER FOUND
	1/2 " IRON PIN SET
	CONCRETE MONUMENT
	FENCE



RECORD NORTH A-B
PER P.B. 17 PAGE 179

GRAPHIC SCALE



1 INCH = 40 FEET

SPECIAL EXCEPTION
VARIANCE CONCEPT PLAN
FOR:

MILTON W. AND ROSANNA U.
MASCARDRL

TANGLEBROOK EAST
SUBDIVISION
BLOCK B - SECTION 3
LOT 13

1331st GEORGIA
MILITIA DISTRICT

OCONEE COUNTY

PHYSICAL ADDRESS:
1010 BROOKVIEW PL.
ATHENS, GA 30606

REVISIONS

DATE

REVISED

7/17/25

DATE

05/15/25

PROJECT

25-4109S

DRAWN BY: MG

SPECIAL EXCEPTION
VARIANCE CONCEPT
PLAN

SHEET

1 OF 1



EXPIRES 12-31-2025

**AMENDMENT
TO THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA
AND THE ZONING MAPS OF OCONEE COUNTY, GEORGIA**

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved rezone pursuant to an application for rezoning of properties owned by Belfair Subdivision Homeowners Association, Inc., O.S. Properties, Inc., & 1040 Garland, LLC initiated on June 26, 2025.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for zoning change initiated by The Oconee County Board of Commissioners on June 26, 2025, requesting to revise the conditions for previously approved rezones #2385, 2581, & 2582 for property located on the northwest side of the intersection of Monroe Highway and Pete Dickens Road in, Oconee County, Georgia, (tax parcel no. B-01K-001OP, B-01K-000B, B-01L-000A, B-01L-001RW, B-01L-000B, & B-01L-002RW), zoned R-1 (Single Family Residential District), OIP (Office Institutional Professional District), & B-2 (Highway Business District) 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 Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on August 5, 2025.

ADOPTED AND APPROVED, this 5th of August, 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 INITIATED BY: The Oconee County Board of Commissioners

APPLICATION INITIATION DATE: June 26, 2025

RE: Request to revise the conditions for previously approved rezones #2385, 2581, & 2582 on property located on the northwest side of the intersection of Monroe Highway and Pete Dickens Road, Oconee County, Georgia, (tax parcel no. B-01K-001OP, B-01K-000B, B-01L-000A, B-01L-001RW, B-01L-000B, & B-01L-002RW) zoned R-1 (Single Family Residential District), OIP (Office Institutional Professional District), & B-2 (Highway Business District).

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

This 5th day of August, 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 P25-0139

Page 1 of 12

CONDITIONS

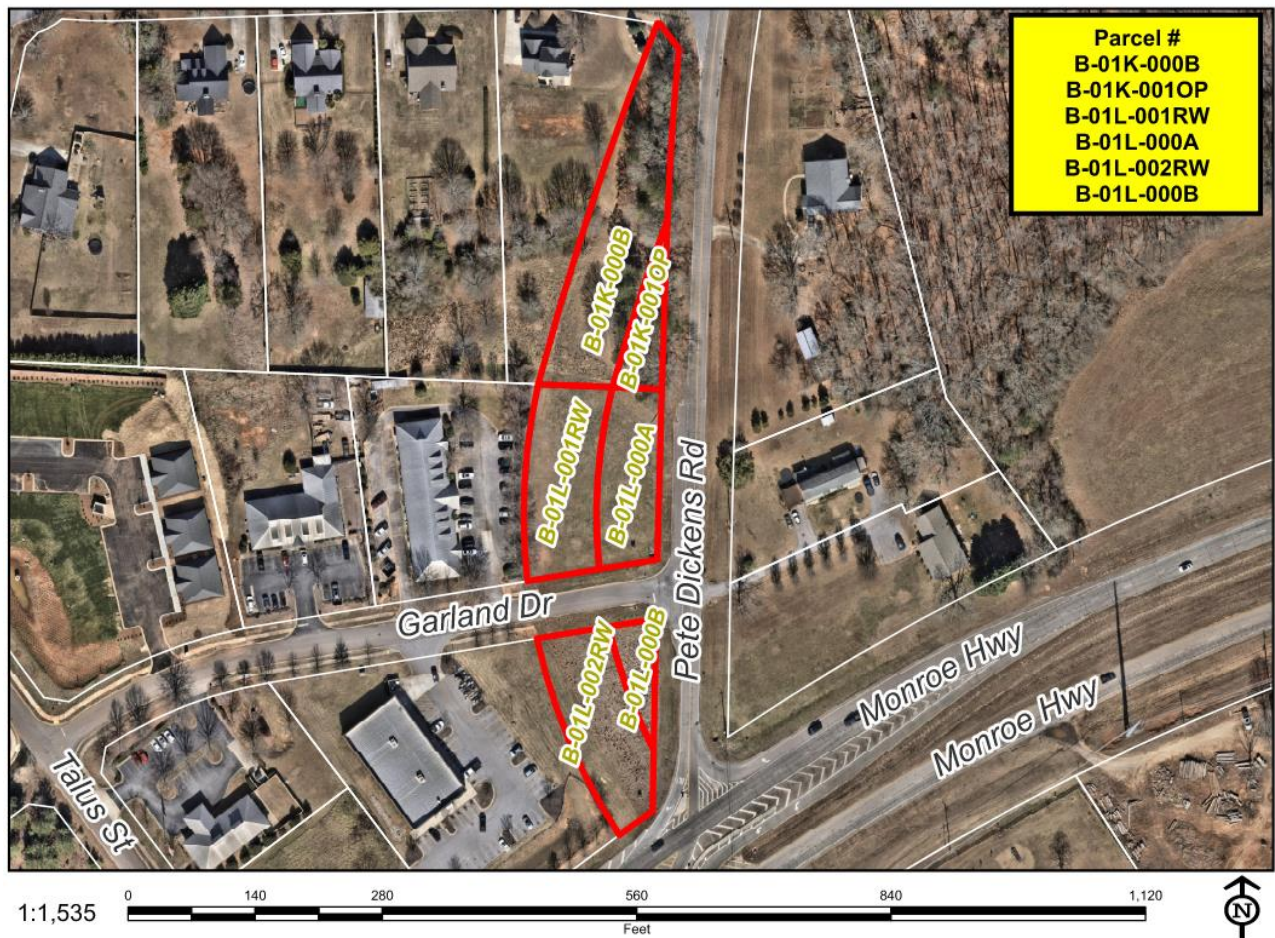
1. For properties zoned R-1 (parcels B-01K-001OP and B-01K-000B) from rezoning number 2385, remove condition #6: “Developer shall dedicate to Oconee County the necessary right-of-way for the Pete Dickens Road realignment as shown on the concept plan.” All other conditions of zoning shall remain in effect.
2. For properties zoned OIP (parcels B-01L-000A and B-01L-001RW) from rezoning number 2581, remove condition #5: “Developer shall dedicate to Oconee County the necessary right-of-way for the Pete Dickens Road realignment as shown on the concept plan.” All other conditions of zoning shall remain in effect.
3. For properties zoned B-2 (parcels B-01L-000B and B-01L-002RW) from rezoning number 2382, remove condition #5: “Developer shall dedicate to Oconee County the necessary right-of-way for the Pete Dickens Road realignment as shown on the concept plan.” All other conditions of zoning shall remain in effect.

EXHIBIT "A" TO REZONE NO P25-0139

Page 2 of 12

TAX MAP

REZONE # P25-0139 - OCONEE COUNTY BOARD OF COMMISSIONERS



MEMORANDUM

Oconee County Memorandum

7635 Macon Hwy • Suite 400 • Watkinsville, GA 30677

P: (706) 769-3910

www.oconeecounty.com

Planning and Code Enforcement Department

DATE: July 24, 2025
TO: Oconee County Board of Commissioners
CC: Holly Stephenson
David Webb, AICP, Senior Planner
FROM: Guy Herring, Director of Planning & Code Enforcement
RE: Rezoning 2385, 2581, 2582 – Board Initiated Modification of Conditions (P25-0139)

The Board of Commissioners has initiated a rezone modification to amend the conditions of approval of rezonings 2385, 2581, 2582 to remove the requirement for a future right-of-way dedication. The current property owners, sizes of the parcels and current zoning districts are as follows:

Parcel Number	Owner	Size (in acres)	Zoning District
B-01K-001OP	BELFAIR SUBDIVISION HOMEOWNERS ASSOCIATION, INC	0.119	R-1
B-01K-000B	BELFAIR SUBDIVISION HOMEOWNERS ASSOCIATION, INC	0.614	R-1
B-01L-000A	O.S. PROPERTIES, INC C/O MILTON GARLAND, SR.	0.288	OIP
B-01L-001RW	O.S. PROPERTIES, INC C/O MILTON GARLAND, SR.	0.384	OIP
B-01L-000B	O.S. PROPERTIES, INC C/O MILTON GARLAND, SR.	0.096	B-2
B-01L-002RW	O.S. PROPERTIES, INC C/O MILTON GARLAND, SR.	0.378	B-2

- The six properties are located along Pete Dickens Road, north of the intersection with Monroe Highway (US 78) and adjacent to Garland Drive.
- The request is to remove the condition that: “Developer shall dedicate to Oconee County the necessary right-of-way for the Pete Dickens Road realignment as shown on the concept plan.”
- The future right-of-way is no longer needed as indicated on long range transportation plans and the re-configuration of the US 78 and Pete Dickens Road intersection by the Georgia Department of Transportation.
- All other conditions of approval shall remain in effect for rezoning numbers 2385 (approved 2-5-2002), 2581 (approved 6-4-2002), and 2582 (approved 6-4-2002).

Page 4 of 12

FILED
12:08 PM
01/22/2004
OCONEE COUNTY SUPERIOR COURT
ANGELA ELDER-JOHNSON
CLERK
BK 35 PG 29

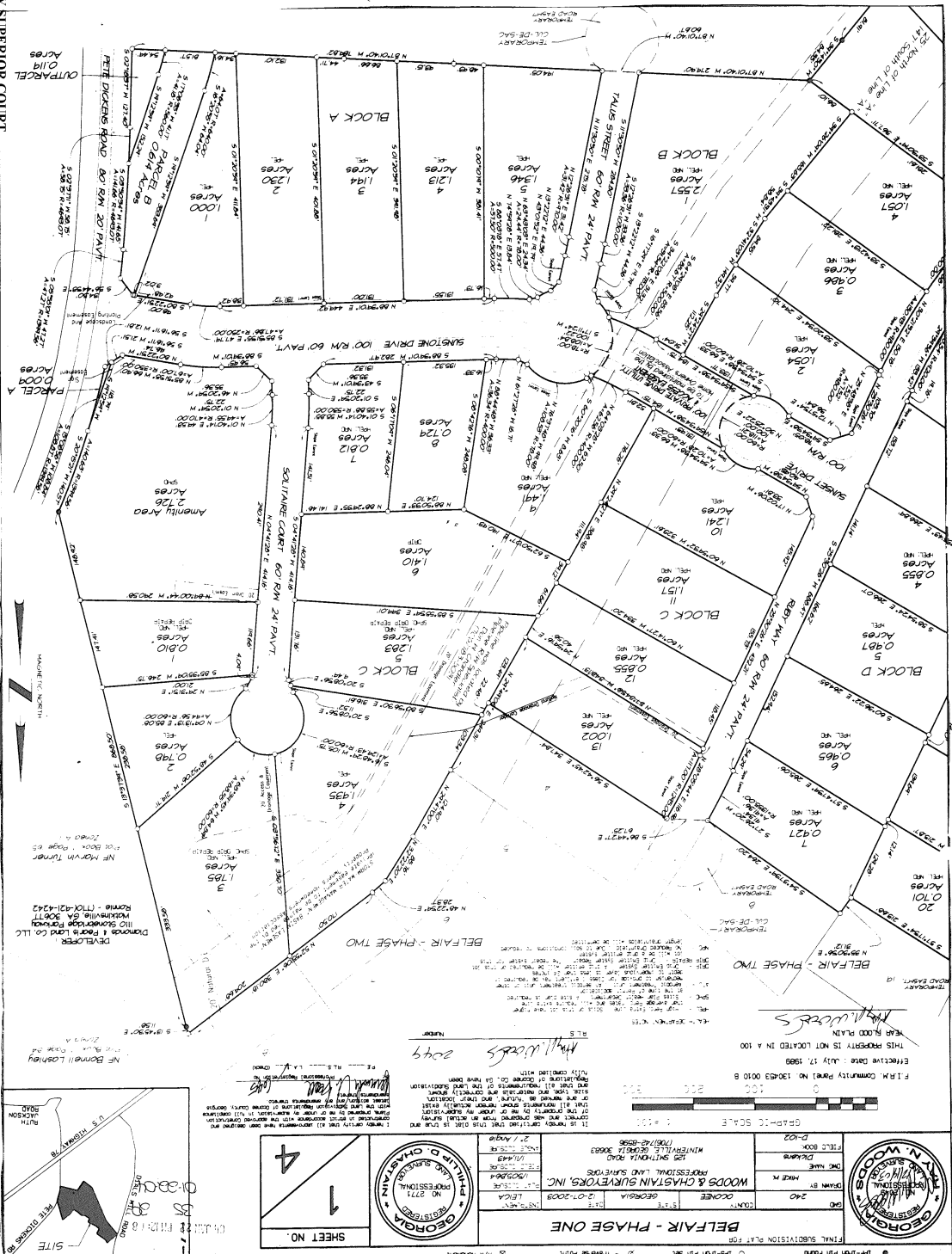


EXHIBIT "A" TO REZONE NO P25-0139

Page 5 of 12

PLAT

FILED
04:47 PM
03/09/2004
OCONEE COUNTY SUPERIOR COURT
ANGELA ELDER-JOHNSON
CLERK
BK 35 PG 65



NOTICE

The **Oconee County Board of Commissioners** does hereby announce that the millage rate will be set at a meeting to be held at the Oconee County Administrative Building on August 5, 2025 at 6pm and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

U N I N C O R P O R A T E D A R E A	UNINCORPORATED		2020	2021	2022	2023	2024	2025
	V A L U E	Real & Personal	2,372,776,457	2,552,071,912	2,941,677,228	3,429,950,164	3,796,687,807	4,155,996,781
		Motor Vehicles	21,928,580	18,539,970	16,958,230	17,556,130	16,300,420	14,186,270
		Mobile Homes	2,011,806	2,094,328	1,998,416	2,684,377	3,534,919	4,028,019
		Timber - 100%	349,492	236,131	504,660	1,103,006	923,913	51,554
		Heavy Duty Equipment	50,562	37,630	70,146	39,951	176,592	301,407
		Gross Digest	2,397,116,897	2,572,979,971	2,961,208,680	3,451,333,628	3,817,623,651	4,174,564,031
		Less Exemptions	306,574,834	371,277,730	430,208,238	523,828,303	586,713,211	852,107,524
		NET DIGEST VALUE	2,090,542,063	2,201,702,241	2,531,000,442	2,927,505,325	3,230,910,440	3,322,456,507
	R A T E	Gross Maintenance & Operation Millage	10.5660	10.5800	9.6940	8.6640	8.3550	8.1740
		Less Rollbacks (Local Option Sales Tax & Insurance Premium)	3.8800	3.9300	3.7400	3.8400	3.9200	3.9900
		NET M&O MILLAGE RATE	6.6860	6.6500	5.9540	4.8240	4.4350	4.1840
	TAX	NET M&O TAXES LEVIED	\$13,977,364	\$14,641,320	\$15,069,577	\$14,122,286	\$14,329,088	\$13,901,158
I N C O R P O R A T E D A R E A	INCORPORATED		2020	2021	2022	2023	2024	2025
	V A L U E	Real & Personal	247,009,370	265,876,870	317,608,071	375,999,610	404,253,667	455,532,779
		Motor Vehicles	3,928,190	3,293,720	3,084,660	3,204,930	3,324,100	3,440,970
		Mobile Homes	226,730	225,531	215,992	276,493	410,973	453,725
		Timber - 100%	0	0	0	0	0	0
		Heavy Duty Equipment	60,532	12,374	29,739	25,578	0	104,216
		Gross Digest	251,224,822	269,408,495	320,938,462	379,506,611	407,988,740	459,531,690
		Less Exemptions	29,329,857	29,327,350	33,680,534	41,390,185	44,800,407	67,743,372
		NET DIGEST VALUE	221,894,965	240,081,145	287,257,928	338,116,426	363,188,333	391,788,318
	R A T E	Gross Maintenance & Operation Millage	10.5660	10.5800	9.6940	8.6640	8.3550	8.1740
		Less Rollback (Local Option Sales Tax)	2.9500	2.9900	2.8900	2.8600	2.9800	3.0200
		NET M&O MILLAGE RATE	7.6160	7.5900	6.8040	5.8040	5.3750	5.1540
	TAX	NET M&O TAXES LEVIED	\$1,689,952	\$1,822,216	\$1,954,503	\$1,962,428	\$1,952,137	\$2,019,277
TOTAL COUNTY	TOTAL COUNTY		2020	2021	2022	2023	2024	2025
	TOTAL DIGEST VALUE		2,312,437,028	2,441,783,386	2,818,258,370	3,265,621,751	3,594,098,773	3,714,244,825
	TOTAL M&O TAXES LEVIED		\$15,667,316	\$16,463,536	\$17,024,080	\$16,084,713	\$16,281,225	\$15,920,435
	Net Tax \$ Increase			\$796,220	\$560,544	(\$939,366)	\$196,512	(\$360,790)
	Net Tax % Increase			5.08%	3.40%	-5.52%	1.22%	-2.22%

Dr. Debra Harden, *Superintendent*



Michael Ransom, *Board Chair*
Amy Parrish, *Board Vice Chair*
Ryan Hammock, *Post 3*
Adam Hammond, *Post 4*
Brick Toole, *Post 5*

OCONEE COUNTY SCHOOLS

August 5, 2025

Mr. Justin Kirouac
7635 Macon Highway
Box 100
Watkinsville, GA 30677

Dear Justin:

The Oconee County Board of Education acted on August 4, 2025, and passed the motion to recommend the School M&O levy at 13.962 mills.

Please submit this request to the Board of Commissioners at your earliest convenience. Should you have any questions, feel free to contact me.

Sincerely,

Peter Adams
Chief Financial Officer

CC: Melissa Braswell, Finance Director



Oconee County Department Memorandum

DATE: 7/29/2025

TO: Board of Commissioners

FROM: Lisa D. Davol, Parks and Recreation Director

SUBJECT: HCM Plaza Replacement

ISSUE SUMMARY:

At the end of FY25, we replaced 2 of 3 plazas at Herman C. Michael with plans to replace last one in FY26. Funds in FY26 budget were allocated; however, due to the cost of replacement project must be budgeted as a site improvement. Request is to transfer funds from HCM Repairs & Maintenance into HCM site improvement account.

RECOMMENDATION:

Staff recommends the Board approve the necessary budget amendment from FY26-6102-522200-4200 to FY26-6102-541200-4200 account.

FINANCIAL IMPACT:

Ruppert \$14,879.

ANALYSIS:

Department will work with the contractor to schedule repairs.



July 10, 2025

**1051 Elder Rd
Bishop , GA 30621**

Attn: Pat Sebring

Re: HCM Wall Replacement Phase 3

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Herman C Michael Park**. Specifically, the scope of work shall be as described here in.

Scope of Work

Plants:

Plant Description	Quantity	UM/Size
Deciduous tree TBD	2	2 inch

Materials:

Description	Quantity	UM/Size
Diamond Pro Blocks	65	Units
Adhesive	3	Tube
Wall Pipe	1	Roll
Leveling Crusher Run	3	Ton
Block fill and Backfill	18	Tons
Diamond Pro Cap	85	Units
Diamond Pro Base blocks	55	Units
Mulch	2	Yards

Miscellaneous:

Description
Removal and Prep

Total price* : \$14,879 _____ Initial

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.

Ruppert Landscape, Inc.
310 Commerce Blvd ■ Athens, GA 30606
Office 678-822-4756 ■ Fax 770-931-9006 ■ www.ruppertlandscape.com

- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional watering: YES _____ NO _____

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.

Ruppert Landscape, Inc.
310 Commerce Blvd ■ Athens, GA 30606
Office 678-822-4756 ■ Fax 770-931-9006 ■ www.ruppertlandscape.com

- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me.
Thank you.

Acceptance of Proposal:

Pat Sebring

Ruppert Landscape LLC
Joshua Mickey
404-626-9468 cell
jmickey@ruppertcompanies.com

Date: _____



Oconee County Department Memorandum

DATE: 7/29/2025

TO: Oconee County Board of Commissioners

FROM: Oconee County Water Resources Department

SUBJECT: Award of Annual Construction for Water Mains and Sewer Collections Systems Improvements (ITB 25-06-019)

ISSUE SUMMARY:

Oconee County issued ITB 25-06-2019. This is essentially for an on call / on demand contractor to perform miscellaneous tasks on the water and sewer systems. This serves as a prequalification list and expedites the bid process on projects. Five bids were received and staff is recommending to award this to the best three contractors. This contract is one year with our annual renewal options.

RECOMMENDATION:

Award contract to Po Boys Plumbing and Ohmshiv Construction. Award to Civil Construction Utilities subject to negotiations on project multipliers.

FINANCIAL IMPACT:

Funding is available within the adopted budget. Any project, over \$100,000 or more, will need to be approved by the BOC.



Oconee County Department Memorandum

DATE: July 24, 2025
TO: Holly Stephenson
FROM: Melissa Braswell
SUBJECT: Oconee County July 2025 Run-Off Election

ISSUE SUMMARY:

Early voting for the July 15, 2015 Special Democratic Primary Runoff for District 3 Public Service Commissioner in Oconee County, Georgia was held from July 7th to July 11th. The need for a runoff election was unknown when the FY26 budget was in process.

FINANCIAL IMPACT:

Associated costs for the runoff election include poll worker wages, equipment delivery and setup, ballots, legal advertising, and other election-related expenses. Final cost totals are currently under review and will be presented to the Board at the July 29, 2025 Commissioners Meeting.

RECOMMENDATION:

Consideration of a FY26 budget amendment to cover the unanticipated costs of the July 15 runoff election.

NOTICE TO THE PUBLIC

CONSIDERATION OF ABANDONMENT OF RIGHTS-OF-WAY AND ROADS NAMED PRESERVE LANDING AND POINTE COURT LOCATED IN BISHOP POINTE PRESERVE SUBDIVISION

A request has been made to the Oconee County Board of Commissioners to formally abandon a portion of rights-of-way and roads names Preserve Landing and Pointe Court in Bishop Pointe Preserve subdivision. At its July 8, 2025 meeting, the Board of Commissioners determined that such rights-of-way and roadways serve no substantial public purpose.

Pursuant to O.C.G.A. §32-7-2, the Oconee County Board of Commissioners will hold a Public Hearing during their regularly scheduled meeting on July 29, 2025 at 6:00 p.m., in the Commission Meeting Chambers, Oconee County Administrative Building, to determine whether or not to abandon the roadways. All those having an interest in this request are invited to attend.

OCONEE COUNTY BOARD OF COMMISSIONERS

**7635 Macon Highway
Watkinsville, GA 30677
www.oconeecounty.com**

Please publish in The Oconee Enterprise as a legal advertisement on Thursday, July 17, 2025, and Thursday, July 24, 2025.

Confirmations should be emailed to Holly Stephenson @ hstephenson@oconee.ga.us.

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	N2°45'30"W	24.31
2	S82°15'30"E	35.40	135	S87°30'30"E	8.84	212	N2°45'30"W	24.31
3	S71°14'41"E	53.40	136	S79°04'03"E	10.56	213	N2°45'30"W	24.31
4	S41°11'48"E	14.37	137	S32°28'51"E	8.40	214	N4°30'30"W	26.00
5	S81°18'48"E	17.55	138	S45°35'50"E	4.76	215	S78°50'51"W	14.52
6	N88°32'23"E	64.05	139	S62°03'54"E	14.50	216	S35°32'37"W	140.85
7	N82°12'25"W	21.13	140	S28°48'18"W	12.76	217	S34°38'10"W	139.01
8	N21°37'45"W	24.71	141	S26°26'50"E	16.13	218	S66°40'22"W	100.79
9	N27°33'23"E	6.74	142	S27°37'37"E	13.46	219	S35°32'37"W	106.46
10	S77°42'41"E	45.45	143	S62°26'45"E	8.12	220	S21°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	S48°31'02"E	10.77	222	S33°10'12"W	11.82
13	N75°18'50"E	35.45	146	N67°08'57"E	9.66	223	S35°32'37"W	103.80
14	N14°30'08"W	19.51	147	N67°08'57"E	9.66	224	S68°43'37"W	17.72
15	N82°15'10"W	25.31	148	N45°25'03"E	8.76	225	N63°55'48"E	17.72
16	N82°32'15"E	45.05	149	S87°48'24"E	10.14	226	N68°59'47"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°14'33"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	S20°11'30"E	17.72
21	N58°38'14"W	19.88	154	S51°34'51"E	5.00	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	N52°10'48"E	45.65	156	S32°10'27"E	9.13	233	N35°20'13"E	9.50
24	N66°44'29"E	17.20	157	N77°55'47"E	8.20	234	N58°32'37"E	103.80
25	N67°17'49"E	16.71	158	S29°04'13"E	5.05	235	N67°56'11"E	17.72
26	S65°18'41"E	40.08	159	S12°13'16"E	5.30	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	22.45	161	S10°10'26"E	8.22	238	N68°40'22"E	100.79
29	N61°13'38"E	33.53	162	S48°13'58"E	12.23	239	N64°38'10"E	139.01
30	N68°14'54"E	26.55	163	S58°57'02"E	17.21	240	N58°32'37"E	103.80
31	N68°10'15"E	26.68	164	S61°24'30"E	7.70	241	N10°22'30"W	13.51
32	N53°13'17"E	26.05	165	S51°26'18"E	4.80	242	S35°32'37"E	103.80
33	N59°18'47"E	21.03	166	S10°22'19"W	7.03	243	S74°16'51"E	26.30
34	N77°13'38"E	14.81	167	N62°10'13"E	3.41	244	S37°34'54"E	21.28
35	N62°17'03"E	14.35	168	N62°10'44"E	3.64	245	S50°48'36"E	51.88
36	S64°18'47"E	21.25	169	S42°32'58"E	4.03	246	N84°13'16"E	14.14
37	N52°15'13"E	19.03	170	S31°15'07"W	14.77	247	N64°38'10"E	139.01
38	S58°43'22"W	18.45	171	S18°32'46"E	12.09	248	S78°50'51"W	14.52
39	S31°18'34"E	15.19	172	S24°34'26"E	13.25	249	S46°40'22"E	106.46
40	N45°18'21"E	42.21	173	S47°54'31"E	5.48	250	S21°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°10'12"W	26.63	175	S22°12'11"E	8.62	252	S20°11'30"E	17.72
43	N53°18'13"W	18.19	176	S48°10'47"E	13.25	253	S81°10'12"E	41.40
44	N59°14'08"E	16.05	177	S59°23'15"E	12.50	254	S70°45'22"E	36.67
45	N15°14'44"E	28.63	178	S47°42'18"E	4.76	255	S62°24'11"W	7.54
46	N43°38'40"E	15.20	179	S62°08'59"E	3.86	256	S78°50'51"W	14.52
47	N59°18'39"E	30.09	180	S31°34'53"E	5.25	257	N79°16'41"E	13.51
48	N51°32'17"E	22.31	181	S25°15'25"E	10.45	258	S82°24'11"W	6.80
49	N14°43'08"E	34.48	182	S23°51'43"E	13.09	259	S71°29'21"E	88.27
50	N45°18'39"E	27.27	183	S20°40'07"E	13.30			
51	N62°10'12"W	26.63	184	S31°15'07"W	7.76			
52	N14°38'10"W	26.27	185	S61°10'18"E	7.68			
53	N62°15'10"W	25.31	186	N62°10'13"E	3.41			
54	N62°32'15"E	45.05	187	S48°10'24"E	15.10			
55	N52°15'13"E	32.35	188	S29°11'19"E	15.18			
56	N45°18'21"E	42.21	189	S21°15'13"E	15.11			
57	N64°38'10"E	24.50	190	S48°10'24"E	20.38			
58	N63°10'11"E	25.88	191	S30°15'44"E	24.57			
59	N45°18'21"E	42.21	192	S17°28'21"E	10.84			
60	S74°17'44"E	27.73	193	S62°44'32"E	9.22			
61	S18°10'12"W	30.25	194	S10°24'30"W	7.73			
62	N75°47'09"E	51.54	195	S27°10'53"E	11.72			
63	N68°14'39"E	16.24	196	S51°44'01"W	10.51			
64	N25°26'12"E	18.80	197	S18°14'41"E	5.65			
65	N35°48'28"E	15.32	198	S33°25'10"W	8.80			
66	N72°11'45"E	27.85	199	S44°04'09"W	7.22			
67	N52°15'13"E	32.35	200	S33°24'59"E	15.42			
68	S38°22'41"E	41.97	201	S34°41'40"W	5.32			
69	S66°10'32"E	24.46	202	S51°36'53"E	5.27			
70	N70°10'44"E	22.21	203	S35°32'37"E	26.30			
71	S82°12'42"E	9.21	204	S10°28'53"E	25.74			
72	S27°28'10"W	12.65	205	S23°10'12"E	5.27			
73	N71°40'15"E	59.85	206	S45°22'05"E	18.84			
74	N64°38'10"E	24.50	207	S43°07'23"E	18.77			
75	N63°10'11"E	25.88	208	S17°28'21"E	10.84			
76	N64°38'10"E	15.38	209	S40°53'15"E	12.08			
77	S35°32'37"E	13.44	210	S39°18'10"E	15.18			
78	S51°17'21"E	72.89	211	S17°28'21"E	10.84			
79	S43°16'45"E	11.65	212	S73°50'55"E	11.73			
80	N63°10'12"W	26.63	213	N62°10'13"E	3.41			
81	N72°48'07"E	35.11	214	N69°44'48"E	22.25			
82	S88°34'26"E	14.61	215	S48°10'24"E	15.10			
83	S41°13'13"E	24.65	216	S39°24'23"E	17.77			
84	S27°41'03"W	21.77	217	S97°50'18"E	14.82			
85	S67°25'44"E	17.89	218	S35°32'37"E	14.54			
86	S52°15'47"E	25.65	219	S10°24'30"W	7.73			
87	S17°07'55"E	13.38	220	S28°13'37"E	12.45			
88	N78°10'24"E	21.23	221	S13°13'45"E	10.84			
89	N48°11'43"E	42.18	222	S34°47'35"E	120.21			
90	N68°25'11"E	22.25	223	S53°11'40"E	22.54			
91	N52°10'12"W	26.63	224	S44°04'09"W	11.72			
92	N69°42'37"E	23.00	225	S46°40'22"E	8.36			
93	N74°10'56"E	46.70	226	S61°07'54"E	22.73			
94	N63°10'12"W	26.63	227	S27°10'53"E	11.72			
95	N07°28'58"E	13.79	228	S48°13'42"E	29.85			
96	N40°16'30"E	16.83	229	S27°10'53"E	11.72			
97	N68°43'02"E	25.73	230	S32°17'21"E	10.24			
98	N42°18'35"E	30.01						
99	N67°20'43"E	25.35						
100	N62°10'12"W	26.63						
101	S60°48'13"E	8.83						
102	S65°14'44"E	21.81						
103	N59°28'21"E	5.48						
104	N68°32'14"W	11.76						
105	N71°18'31"E	21.87						
106	S63°10'12"E	22.81						
107	S63°10'12"E	16.94						
108	S67°15'35"E	11.45						
109	S73°10'12"E	12.87						
110	N68°10'12"W	11.07						
111	N77°30'18"E	11.01						
112	N81°10'47"E	8.57						
113	N63°41'13"E	5.18						

TRAVERSE IS IN
NUMERICAL ORDER

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N64°11'E	36.86	337.5	38.83
C2	S26°37'W	110.15	356.0	110.60
C3	S11°18'48"W	76.88	356.0	76.88
C4	S13°33'11"W	159.61	456.0	161.38
C5	S22°17'25"W	173.17	346.0	175.05
C6	S18°18'52"W	13.39	346.0	13.39
C7	S35°32'37"W	92.51	60.0	105.64
C8	S27°44'18"W	66.39	395.0	66.39
C9	S24°15'12"W	65.49	1040.0	1040.00
C10	S32°27'09"W	140.51	1040.0	141.02
C11	S44°40'19"W	35.82	60.0	35.82
C12	S29°10'56"W	64.50	60.0	69.57
C13	N34°32'23"W	99.72	60.0	117.71
C14	N64°10'11"E	64.67	60.0	69.54
C15	N50°18'24"E	127.82	1040.0	127.82
C16	N5°18'18"W	18.55	1040.0	18.55
C17	N53°30'36"W	63.38	60.0	66.79
C18	N65°32'34"E	74.42	60.0	80.28
C19	S64°36'48"E	104.11	60.0	105.04
C20	N53°32'14"E	52.51	60.0	54.03
C21	S61°18'12"E	62.41	580.0	62.41
C22	N67°44'28"E	112.88	415.0	112.88
C23	N63°10'12"E	26.63	415.0	26.63
C24	N40°18'01"E	63.41	415.0	63.41
C25	N23°10'12"E	130.83	346.0	131.73
C26	N68°31'24"E	43.20	346.0	43.20
C27	N63°10'12"E	126.37	415.0	126.37
C28	N59°10'45"E	34.49	415.0	34.49
C29	S68°18'18"W	36.45	60.0	36.45
C30	S64°08'08"W	36.45	60.0	36.45
C31	S69°10'37"W	91.98	60.0	91.98
C32	S66°18'18"W	9.76	60.0	9.76
C33	S64°11'48"W	48.12	60.0	48.12

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
By (Name): Professional Registration No. PE 03717

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

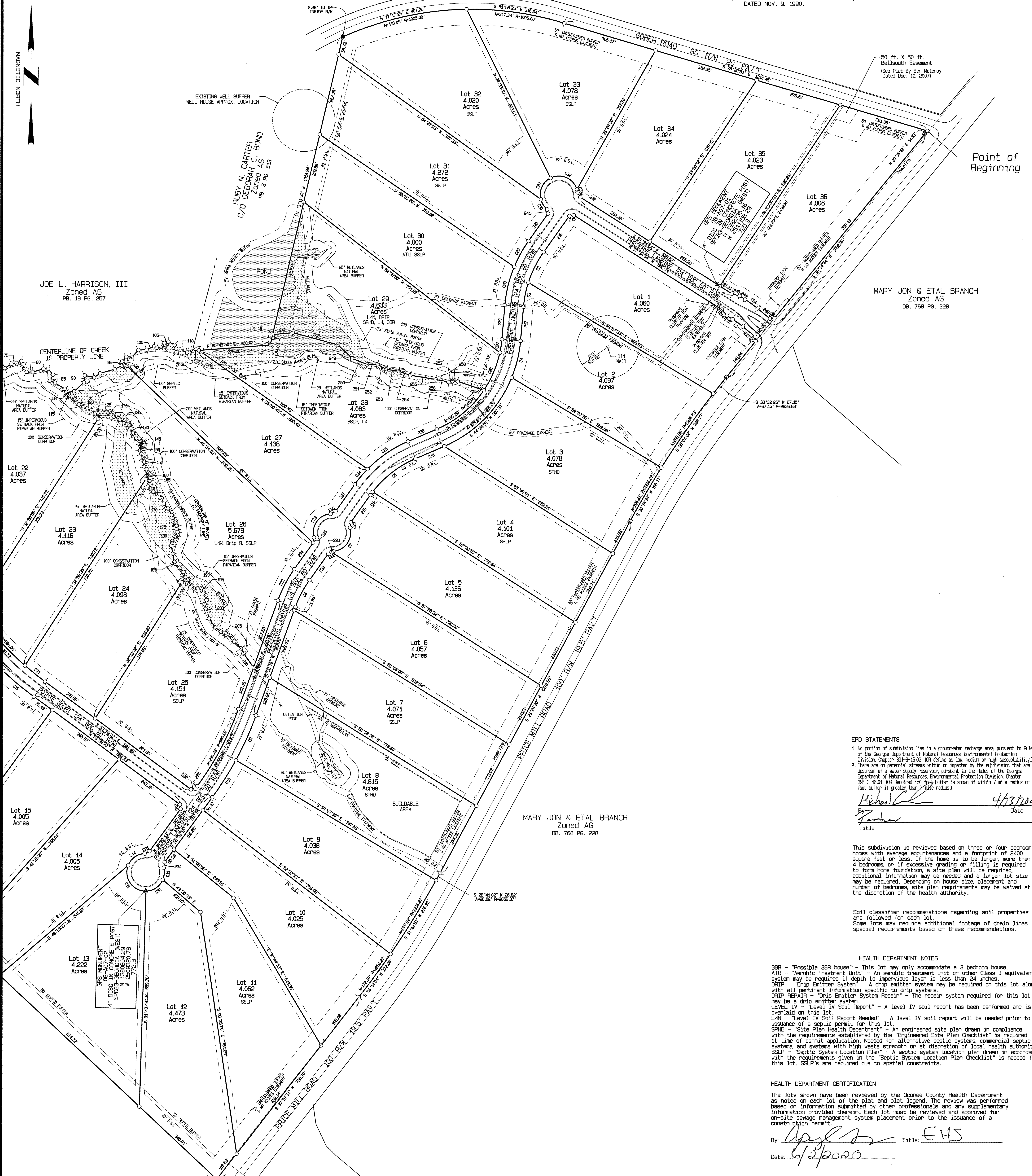
WILLIAM W. DOUGLAS, III
& LISA L. DOUGLAS
Zoned AG
PB. 36 PG. 17

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: 4204 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. 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:

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



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 39-3-16.02 (GR define 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 39-3-16.01 (GR required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius).

Michael Greenlee
By (Name): Title
Date: 4/23/2020

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 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 placement prior to the issuance of a construction permit.

By: [Signature] Title: EHS
Date: 4/23/2020

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

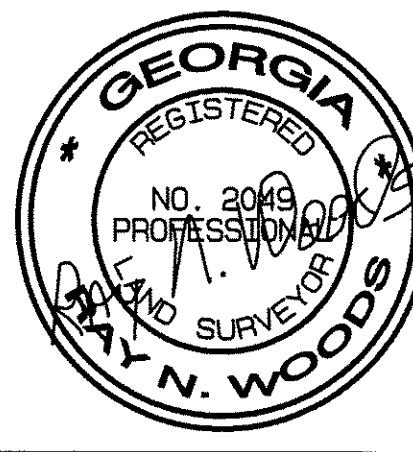
The seller or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

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. P.O. BOX 265 WATKINSVILLE, GEORGIA 30677 www.baselinesurvey.com (706)-769-6610 COA #1108
DATE: LAMBERT PRICE MILL	PLAT CLOSURE: 1/63.177
FIELD BOOK: D-118	FIELD CLOSURE: 1/25.620
	ANGLE CLOSURE: 2" per Angle



BK:2020 PG:59-59

P2020000059

FILED IN OFFICE
CLERK OF COURT
06/02/2020 02:29 PM
ANGELA ELDER-JOHNSON
CLERK

~~SUPERIOR COURT~~
~~RESERVED FOR CLERK OF COURT~~
~~CONNEE COUNTY, GA~~

Annula 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 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 (name): Michael Greenlee P.E. 031717
Professional Registration No.

Designer's Signature: _____ P.E. 8 R.L.S. ___ L.A. ___ (check one)

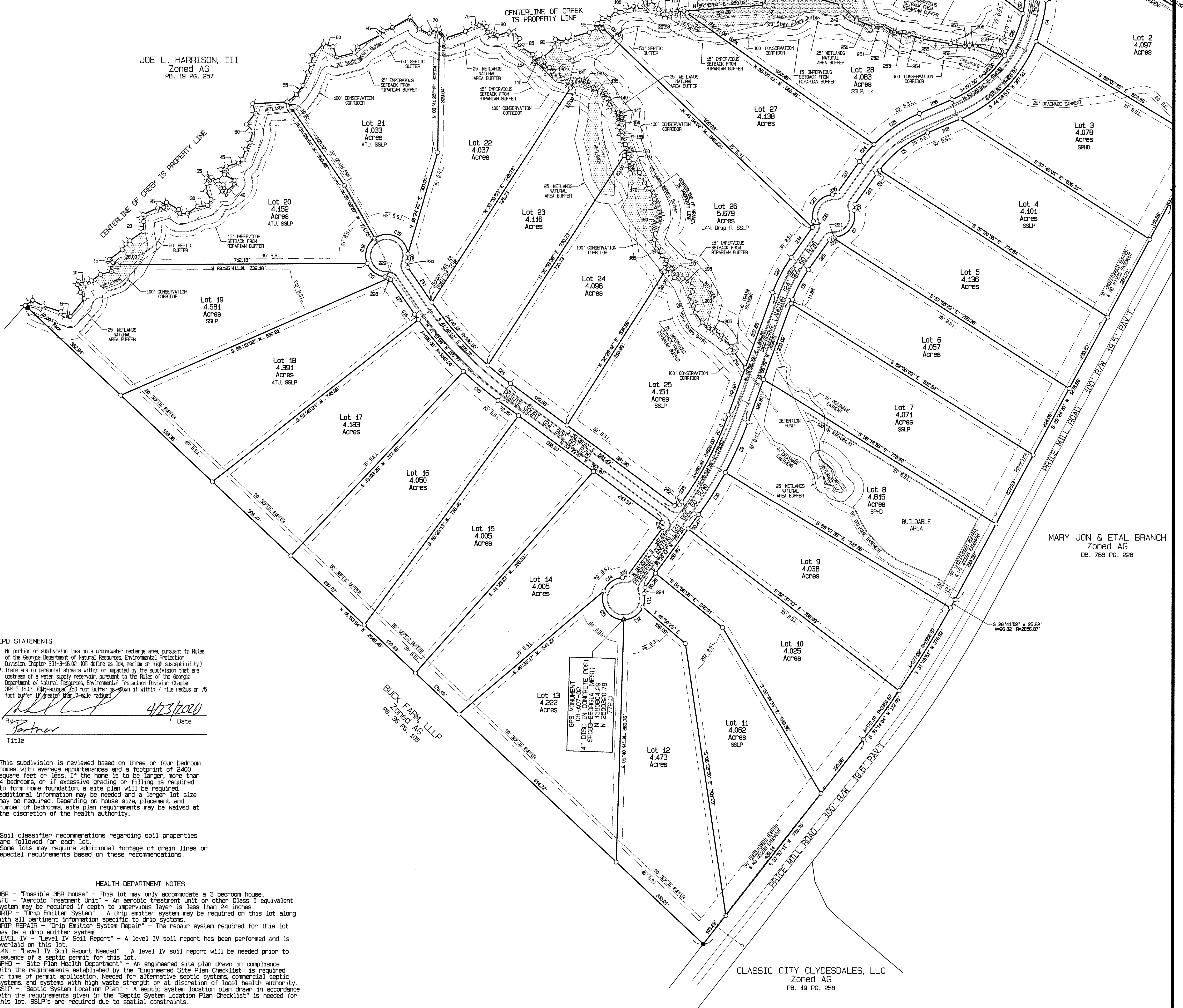
CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

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
PB. 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 391-3-16.02 (OR define 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 391-3-16.01. (OR delineate 500 foot buffer, is shown within 2 mile radius or 7

By: Partner Date: 4/23/2020

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

3PR - Possible 3PR Permit - This lot may only accommodate a 3 bedroom house.
 A/U - 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.
 D/DP - Drip or Dripless System - A drip or dripless system may be required on this lot along with all pertinent information specific to drip systems.
 R - Repair - A "System Repair" may be required for this lot. The repair system required for this lot may be a drip emitter system.
 LVL - Level 1 - Level Soil Report - A level 1 soil report has been performed and is L4N - Level 1 Soil Report Needed - A level 1 soil report will be needed prior to issuance of a septic permit for this lot.
 L4N - Level 4 Soil Report Needed - 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 a septic tank and pump out station.
 SLP - 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 all lots.
 L4N - Level 4 Soil Report Needed - 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 a septic tank and pump out station.

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

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 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.

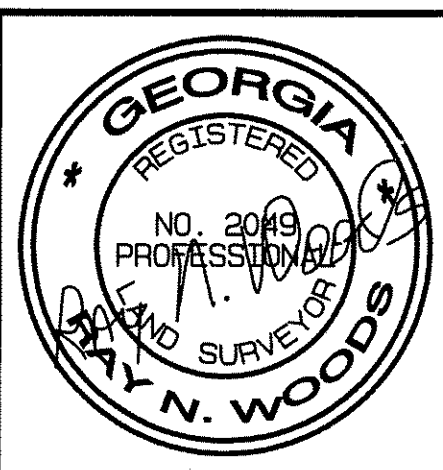
This plat has been calculated for closure and is found to be accurate within one foot in 63.177 feet.

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

Address: 1800 Hog Mountain Road Watkinsville, GA 30677 Telephone Number: 706-769-6800

Surveyor's Signature:  Date: 04-14-2020

Sheet No.	3	FINAL PLAT FOR	BISHOP POINT PRESERVE			
	3					
SMD: 222		COUNTY: OCONEE	STATE: GEORGIA	DATE: 03-06-2020	INSTRUMENT: LEICA	
DRAWN BY: MIKE W.		BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinesga.com (706)-759-6510 COA #1108				PLAT CLOSURE 1/63/177
DWS NAME: LAMBERT PRICE MILL						FIELD CLOSURE 1/25/660
FIELD BOOK: D-118						ANGLE CLOSURE 2" per Angle



RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

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



Oconee County Department Memorandum

DATE: July 29, 2025

TO: Oconee County Board of Commissioners

FROM: Justin Kirouac, County Administrator

SUBJECT: Update to MOU With Tourism and Visitors Bureau

Summary

The Board of Commissioners established a MOU with the Tourism and Visitors Bureau as the 501c6 partner organization to provide tourism-related activities as funded by the Hotel-Motel Tax provisions in 2019. The MOU is currently due for renewal. The MOU is substantially similar to the original MOU; however, a provision allows the designation of other facilities such as the Eagle Tavern Museum as additional Welcome Centers. Designations as Welcome Centers allow the facilities utilize Hotel-Motel Funds for operations and upkeep of the facilities. The MOU also updates the specific code sections in OCGA under which the Hotel-Motel Tax is collected in Oconee County.

Recommendation

Staff recommends approving the MOU with the Tourism and Visitors Bureau for an additional year with four automatic renewals.

AGREEMENT BETWEEN OCONEE COUNTY, GEORGIA
AND OCONEE COUNTY TOURISM & VISITORS BUREAU

THIS AGREEMENT (the "Agreement") is made as of this ____ day of _____ ~~2019~~2025, by and among OCONEE COUNTY, GEORGIA (the "County"), a political subdivision of the State of Georgia, and OCONEE COUNTY TOURISM & VISITORS BUREAU, INC. ("the Vendor"), a Georgia nonprofit corporation, the County and the Vendor being sometimes referred to individually as a "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, the County desires to promote the benefits and advantages of the County for tourism-related activities for the purpose of stimulating economic growth in the County;

WHEREAS, pursuant to O.C.G.A. §§ 48-13-51(~~a~~)(4)(~~b~~) and Oconee County Code §§ 58-164, the County levies and collects a tax upon the occupancy of hotel and motel rooms within the County (the "Hotel-Motel Tax");

WHEREAS, Oconee County Code §§ 58-173, et seq. provides that the Hotel-Motel Tax collected shall be used exclusively for tourism development within the county;

WHEREAS, pursuant to, and as limited by, O.C.G.A. §§ 48-13-51(~~a~~)(4)(~~b~~), the County must expend, in each fiscal year during which the Hotel-Motel Tax is collected, an amount equal to at least sixty-fifty percent (~~60~~50%) of the total taxes collected for the purpose of promoting tourism, conventions, and trade shows;

WHEREAS, the sixty-fifty percent (~~60~~50%) so expended may be expended through a contract a private sector nonprofit organization such as the Vendor, or through such other methods as designated in O.C.G.A. § 48-13-51(~~a~~)(4)(~~b~~);

WHEREAS, the County and the Vendor desire that the Vendor be the Destination Marketing Organization, and be designated an exclusive provider of convention and tourist promotion services for the benefit of the County in accordance with the terms and provisions of this Agreement; and

WHEREAS, in consideration for the Vendor acting as a provider of convention and tourist promotion services for the benefit of the County, the County shall pay fees to the Vendor through the appropriation of designated proceeds of the Hotel-Motel Tax in accordance with the terms and provisions of this Agreement.

NOW, THEREFORE, for and in consideration of the foregoing, the premises hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1 ARTICLE I - Hotel and Motel Tax

1.1 Hotel-Motel Tax. The County shall pay to the Vendor fees in amounts as appropriated by the County each year in the adoption of its budget, such funds to be expended pursuant to the County's obligations under O.C.G.A. § 48-13-51(a)(4)(b). Said fees, when combined with other amounts paid by the County pursuant to O.C.G.A. § 48-13-51(a)(4)(b) will not be less than ~~sixty-fifty~~ percent (~~60~~50%) of all the County's Hotel-Motel Tax monies levied. The County shall make payment of such fees to the Vendor in approximately equal monthly installments based on actual receipts of the County's Hotel-Motel Tax on or before the fifteenth day of each month and on a like day each month during the term of this Agreement.

1.2 Private Funds. In addition to the fees paid to the Vendor from the tax sources set out in Section 1.1 herein, the Vendor's annual income may consist of contributions, membership dues, in-kind donations, and fees for services from private sources.

1.3 Reports. The Vendor shall provide the County with such information and/or reports verifying the proper use of tax monies paid to the Vendor on a monthly basis.

1.4. Fiscal Policy. The Vendor agrees to adopt and adhere to the Fiscal Policy of Oconee County.

1.5. Vendor agrees to maintain its status as an approved organization under §501(c)(6) of the Internal Revenue Code at all times.

2 ARTICLE II - Resources and Services Provided by County

2.1 Staff. The County may provide the Vendor with staffing per the approved position chart, including Human Resource and other administrative services. County employees utilized by Vendor shall be subject to the County's Personnel Policy.

2.2 Facilities, Equipment and Telecommunications. The County shall provide facility maintenance and provide upkeep to the Eagle Tavern Museum. The County will provide access to network services, telephone(s), copier(s), facsimile machine(s) and computer equipment in space rented by the Vendor. The Vendor is responsible for office equipment including, but not limited to, office furniture and all fixtures therein. The Vendor will also pay all utility bills associated to the function of the Vendor.

2.3 Compensation. As compensation for resources and services provided, the County shall retain ~~forty-fifty~~ percent (~~54~~0%) of collected Hotel-Motel taxes.

2.4 Welcome Center Designation. By mutual agreement, the County and Vendor may designate facilities, including the Eagle Tavern Museum and William Daniell House as "Welcome Centers".

2.5 William Daniell House Lease. This agreement is entered into for contemplation of the County leasing the William Daniell House to the Vendor per the agreement approved September 12, 2003.

3 ARTICLE III - Services Provided by the Vendor

3.1 Services. The Vendor shall undertake the promotion of tourism through marketing, advertising and conducting promotional programs to attract tourist and convention delegates, or registrants to the County. Specifically, but without limitation, the Vendor agrees as follows:

- (a) To develop an appropriate strategy and action plan for promoting tourism and visitors in Oconee County.
- (b) To conduct coordinated advertising, publicity and promotion campaigns emphasizing the attractions offered in the County for visitors, groups, and meetings;
- (c) To maintain exhibit booths at appropriate trade shows, conventions and the like for the purpose of attracting visitors, travel groups, meetings, exhibits, selected trade, sports and consumer shows, and other events to the County;
- (d) To participate in appropriate tourism agencies and convention associations such as the Georgia Department of Economic Development, Georgia Association of Convention & Visitor Bureaus, Historic Heartland Travel Association, Georgia Antebellum Trail, and other such associations, in order to assure that favorable publicity about the County may be continued and expanded;
- (e) To solicit organizations to use appropriate facilities located in the County;
- (f) To provide services to associations, organizations or groups convening or holding meetings in the County; and to coordinate with the appropriate County departments, local hotels, restaurants and entertainment facilities, and to strive to provide an environment in which a visiting group or organization enjoys a coordinated and productive visit to the County;
- (g) To prepare, publish and update during the term of this agreement and any renewals thereof, materials providing specific information on hotels, motels, attractions , and other such locations of interest located in the County, and to distribute said materials;
- (h) To expend funds in each fiscal year in accordance with its fiscal year budget, submitted as hereinafter provided to the County;
- (i) To maintain appropriate-separate bank accounts and records for deposit and expenditure of all fees paid by the County hereunder;
- (j) To operate and maintain an accounting system in accordance with professionally accepted accounting principles and the County's adopted Fiscal Policy;
- (k) Provide timely audited financial statements to the County on an annual basis as required by the State of Georgia.

- (k) To cause the Executive Director of the Vendor to appear on request from time to time before the County's Board of Commissioners to discuss the Vendor's operations and finances;
- (l) To operate and maintain the Oconee County Welcome Center and coordinate staff/volunteer efforts for the Bureau;
- (m) Provide access and tours of Eagle Tavern Museum to the public and,
- (n) To perform all other obligations provided elsewhere in this Agreement.

4 ARTICLE IV - Term/Renewal

- 4.1 Term. The term of this Agreement shall be for a period of one (1) year commencing on upon adoption by both parties, and extending through June 30, 202~~0~~⁶, unless this Agreement shall be terminated or extended in accordance with other provisions contained herein.
- 4.2 Renewal. The term of this Contract shall automatically be extended annually for additional terms of five (5) years unless provided with thirty (30) day written notice by the County of intent to not renew.

5 ARTICLE V - Independent Contractor

- 5.1 Independent Contractor. The relationship of the Vendor to the County shall be that of independent contractor as to all services performed hereunder and not as an officer, agent, or servant of the County. The Vendor shall have exclusive control of its operations hereunder.

6 ARTICLE VI - Termination

- 6.1 Termination for Default. If through any cause, either the Vendor or the County, shall fail to fulfill in a timely manner any of their respective obligations under this Agreement and said defaulting party fails to commence good faith continuous efforts to cure such default within fifteen (15) days of receipt of notice of default from non-defaulting party, the non-defaulting party shall thereupon have the right to terminate this Agreement by giving written notice to the other party of such termination and specifying the effective date thereof at least thirty (30) days before the effective date of such termination.
- 6.2 Termination without Cause. Either party may terminate this Agreement without cause by giving written notice to the other party of such termination at least thirty (30) days prior to the effective date of such termination.
- 6.3 If at any time the County reasonably believes Vendor is not operating in compliance with §501(c)(6) of the Internal Revenue Code, any other law or this Agreement, it may suspend payments hereunder for the time necessary to determine noncompliance or not. A determination of non-compliance which is not cured to the County's satisfaction, shall, at the

County's option, result in termination of the Agreement and relieve the County of the obligation to make any further payments.

7 ARTICLE VII - Prohibition Against Discrimination

- 7.1 Anti-Discrimination Policy. Neither Party shall, during the term of this Agreement, discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age or physical handicap, and shall comply with all local, state and federal laws and regulations relating to non- discrimination.

8 ARTICLE IX - Miscellaneous

- 8.1 Entire Agreement. This Agreement constitutes the entire agreement between the Parties concerning the subject matter hereof, and supersedes all prior oral or written agreements, commitments or understandings by or between the Parties with respect to the matters provided for herein.
- 8.2 Public Access; Open Meetings and Open Records. The parties acknowledge that the Vendor will be subject to the Georgia Open Records Act and the ~~the~~ Georgia Open Meetings Act. Vendor shall comply with all provisions of such Acts, including, without limitation, public access to all Tourism and Visitor's Bureau Board and Committee meetings notification of meetings and providing documents within the- time period required. The County shall provide any technical assistance necessary in complying with the Acts.
- 8.3 Headings. The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement.
- 8.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. The state and federal courts having jurisdiction over Oconee County, Georgia shall have the exclusive jurisdiction over all matters arising out of this Agreement.
- 8.5 Severability. In the event that one or more of the provisions of this Agreement is determined invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.
- 8.6 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall together constitute one document.

IN WITNESS WHEREOF, the Parties have executed, acknowledged, sealed and delivered this Agreement as of the date first above written.

DRAFT



Oconee County Department Memorandum

DATE: July 17, 2025
TO: Holly Stephenson
FROM: Melissa Braswell
SUBJECT: Oconee County Extension Office Support

ISSUE SUMMARY:

The Oconee County Extension Office has requested additional funding to support a contracted individual for 4-H programming. In May 2025, federal grant funding previously used to sustain program capacity and outreach efforts was unexpectedly terminated. This loss has created a gap in resources necessary to continue effective delivery of 4-H services.

FINANCIAL IMPACT:

The FY26 adopted budget currently includes \$3,600 for this purpose. The Extension Office is requesting an additional \$6,400, bringing the total to \$10,000. This increase would provide approximately 20 hours of contracted support per week.

RECOMMENDATION:

Consideration of a budget amendment in the amount of \$6,400.00.



Oconee County Department Memorandum

DATE: July 29, 2025

TO: Oconee County Board of Commissioners

FROM: Justin Kirouac, County Administrator

SUBJECT: Oconee County Facilities Building Access/Security Project

Background

As part of the overall facilities plan, Oconee County seeks to install an integrated door access system utilizing card reader access, as opposed to physical locks, and additional security cameras.

Analysis

After reviewing several options for the system, Oconee County wishes to utilize Convergent. Facilities already utilizes Convergent for building automation with HVAC systems and deploying one system allows a unified approach to building security. The first phase would include the Civic Center and Animal Shelter, as they are currently undergoing renovations, with the goal of eventually expanding the system to all of the county's facilities.

Financial Impact

The initial phase would cost \$160,000 and would utilize the SPLOST 21 General Facilities.

Recommendation

Staff recommends approving the budget amendment to utilize General Facilities SPLOST 21 for the Building Access/Security project.



Oconee County Department Memorandum

DATE: 7/29/2025

TO: Board of Commissioners

FROM: Lisa D. Davol, Parks and Recreation Director

SUBJECT: OVP Gym/Fitness Ceiling repairs

ISSUE SUMMARY:

OVP Gym/Fitness ceiling has multiple areas where paint is peeling and no longer bonding to the ceiling surface, including ceiling areas under the Indoor Walking Track. Multiple contractors have assessed the issue and provided specifications for repairing the area. Three written bids were received with the low bid submitted by Berry Coating, Inc. Work includes labor and material for removal of existing coating, spraying metal ceiling deck and structure, preparation and cleanup. The estimated timeframe for work completion is 3-4 weeks and will require gym and fitness area closures, to be determined.

RECOMMENDATION:

Staff recommend the Board approve the necessary budget amendment from SPLOST funds for the life of the project.

FINANCIAL IMPACT:

Berry Coating, Inc. bid of \$83,720.

ANALYSIS:

Department will work with the contractor to schedule repairs to limit the impact on gym/fitness facility usage.



Oconee County Department Memorandum

DATE: 7/29/2025

TO: Oconee County Board of Commissioners

FROM: Oconee County Water Resources Department

SUBJECT: Additional funds for GDOT PI0015656 Clotfelter Rd @ Barber Creek

ISSUE SUMMARY:

During the utility relocation phase of the Clotfelter bridge project, rock was encountered, and additional excavation was required.

RECOMMENDATION:

Approve additional funds

FINANCIAL IMPACT:

Additional Cost: \$8,235.70

Overall Total Relocation Costs: \$338,200.70

CONTRACT CHANGE ORDER

Contract No. Task 2020-09	Order No. 1	Date: 4/8/25
Project Title: FY2020 Annual Construction for Small Water Mains and Sewer Collection System Improvments		State: Georgia
Owner: Oconee County Board of Commissioners		County: Oconee

TO: Po Boys Plumbing, Inc.

(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications.

Description of Changes (Supplemental Plans & Specs. Attached)	Decrease In Contract Price	Increase In Contract Price
Washout Change Order for Closeout		\$8,235.70
TOTAL		\$8,235.70

Justification: Correction of quantities for final payment and closeout of Contract.

Previous Contract Amount:	<u>Three Hundred Twenty Nine Thousand Nine Hundred Sixty-Five and 00/100 Dollars</u>	\$ <u>329,965.00</u>
Amount of Change Order:	<u>Eight Thousand Two Hundred Thirty-Five and 70/100 Dollars</u>	\$ <u>8,235.70</u>
Current Contract Amount:	<u>Three Hundred Thirty Eight Thousand Two Hundred and 70/100 Dollars</u>	\$ <u>338,200.70</u>

Previous Contract Time	Days: <u>60</u>	Date: <u>1/27/25</u>
Change in Contract Time	Days: <u>0</u>	
Current Contract Time	Days: <u>60</u>	Date: <u>3/28/25</u>

REQUESTED: _____ (Owner) _____ (Date)

RECOMMENDED: Alex Sobitt (Precision Planning, Inc.) 4/8/25 (Date)

AUTHORIZED/ACCCEPTED: _____ (Owner) _____ (Date)

ACCEPTED: _____ (Contractor) _____ (Date)

This document will be used as a record of any changes to the original construction contract.

FY2020 Annual Construction for Small Water Mains and Sewer Collection System Improvements

Task Order 2020-09 Clotfelter Rd @ Barber Creek Water Main Relocation

Change Order #1

Adjustment of Contract Item quantities for Final Payment

Item No.	Description	Unit	Unit Price	Contract Qty	Installed Qty	Adjustment	Total Adjustment
1c	Silt Fence (Type C)	LF	\$3.35	0	102	+102	\$341.70
2.1a	Furnish 12-In DIP	LF	\$64.50	1,220	1,174	-46	(\$2,967.00)
2.2b	Install 12-In DIP	LF	\$35.00	1,220	1,174	-46	(\$1,610.00)
6b	FH – Vertical Extensions	EA	\$1,490.00	0	4.50	+4.5	\$6,705.00
12a	Concrete Thrust Collar	CY	\$450.00	5	13	+8	\$3,600.00
14a	Trench Rock Excavation	CY	\$150.00	0	62.44	+62.44	\$9,366.00
17b	Residential Subdivision Adj	LS	\$65,000.00	1	0.997	-0.003	(\$195.00)
EW.04	Reconnect 3/4-In SSS	LF	\$55.00	20	29	+9	\$495.00
EW.05	Reconnect 3/4-In LSS	LF	\$75.00	100	0	-100	(\$7,500.00)

TOTAL \$8,235.70

Notes on Item adjustments above:

- Item 1c addition was due to existing silt fence installed by road contractor conflicting with water main alignment. Existing silt fence was temporarily removed for pipe installation and then replaced by PBP.
- Items 2.1a and 2.2b were reduced due to alignment and tie-in adjustments made in field. Adjustments are reflected on as-built (redline markup) plan received from Contractor.
- Item 6b addition was due to water main required depth for adequate cover due to proposed grading. This resulted in need for vertical extensions for the proposed FHs. This add was recorded in Field Order #1 for this Task Order.
- Item 12a increase was due to additional thrust collar installations at tie-ins for water mains to ensure proper thrust blocking.
- Item 14a addition was due to unanticipated rock at proposed pipe invert mostly on water main installed south side of bridge.
- Item EW.04 increase was due to new service recently installed at 2161 Clotfelter Rd needing to be reconnected. This address was not identified as having a service during earlier GDOT project submission work prior to construction. Change was recorded in Field Order #1 for this Task Order.
- Item EW.05 decrease was due to long side service shown on Plans not actually existing. Contractor and OCWR confirmed address did not have an existing service. Change was recorded on as-built (redline markup) plan received from Contractor.



Oconee County Department Memorandum

DATE: 7/29/2025

TO: Oconee County Board of Commissioners

FROM: Oconee County Water Resources Department

SUBJECT: MOU for PI0013763 – SR 316 @ Dials Mill Road

ISSUE SUMMARY:

Water Resources infrastructure is required to be relocated for GDOT project PI 0013763, SR 316 at Dials Mill Road. The memorandum of understanding (MOU) with GDOT allows for the GDOT contractor to include the relocation as a part of the overall project's scope. The County is responsible for paying the costs of the relocation. The project must be bid out in accordance with GDOT standards and all applicable State laws.

RECOMMENDATION:

Sign MOU

FINANCIAL IMPACT:

Estimated Cost: \$184,550

Georgia DOT Project: XXXXXXXXXX
County: Oconee County
GDOT P.I.: 0013763

CONTRACT ITEM AGREEMENT MEMORANDUM OF UNDERSTANDING

between the
Georgia Department of Transportation (hereafter the DEPARTMENT)
and
Oconee County Water Resources (hereinafter called the OWNER)

Whereas the DEPARTMENT proposes to undertake a project to [Reconstruction & Rehabilitation of Interchange/Roundabout SR 8/SR 316/US 29 at Dials Mill Road at Dials Mill EXT](#) in [Oconee](#) County by contract through competitive bidding, and:

Whereas the OWNER has the following utility facilities which will be within the project limits: [12" Water Main, 12" DIP & Appurtenances](#).

Whereas the OWNER does not have adequate equipment and staff to adjust its facilities or for other reasons considers it advantageous to have this work included in the roadway contract to be let by the DEPARTMENT; and, now therefore:

The following is hereby mutually agreed to and understood by both parties:

1. The preliminary engineering, including preparation of detailed plans and contract estimate for the required water items will be accomplished by the OWNER or OWNER'S Consultant, the cost of which will be the responsibility of the OWNER. The plans shall provide for adjustment, relocation, or new installation of the OWNER'S facilities in accordance with the OWNER'S customary practices, standards, and details subject to conformance with the DEPARTMENT'S standard pay items and procedures for including such items in the project contract. In cases of discrepancy, the governing descending order will be as follows: (1) Special Provisions, (2) Project Plans (prepared by OWNER'S Consultant) including Special Plan Details, (3) Supplemental Specifications, (4) Standard Plans including DEPARTMENT'S Standard Construction Details, (5) Standard Specifications. The OWNER'S standard details should be labeled as "Special Plan Details" and included immediately in sequence behind the OWNER'S plans to avoid confusion with the DEPARTMENT's Standard Plans and Standard Construction Details. The OWNER shall provide plans using the DEPARTMENT'S title block design and in the current Microstation file format.
2. The plans and estimate shall be subject to approval by both the DEPARTMENT and OWNER prior to advertising for bids.

3. All work necessary for the adjustment or relocation of the described facilities in accordance with the final plans when approved shall be included in the highway contract and let to bid by the DEPARTMENT except as follows:

If necessary, the Owner will provide additional temporary and permanent easements, at its own expense, for any work outside of the acquisition limits shown on the project right of way plans, and shall certify possession in accordance with DEPARTMENT requirements prior to the Certification deadline for the project.

4. All construction engineering (layout, inspection) and contract supervision shall be the responsibility of the DEPARTMENT and the DEPARTMENT shall be responsible to assure that all utility work is accomplished in accordance with plans and specifications and to consult with the OWNER before authorizing any changes or deviations which might affect the OWNER'S facility. Engineering for plan revisions for the OWNER'S facilities shall be the responsibility of the OWNER and OWNER'S Consultant.
5. The OWNER and OWNER'S Consultant shall have the right to visit and inspect the work at any time and advise the DEPARTMENT'S Engineer of any observed discrepancies or potential problems. The cost of any OWNER or OWNER'S Consultant's visits or inspections will be the responsibility of the OWNER. The DEPARTMENT agrees to notify the OWNER when all utility work is complete and ready for final inspection and invite the OWNER to attend the final inspection or provide a corrections list to the DEPARTMENT prior to the final inspection.
6. After award of the highway contract, the OWNER will continue to maintain its pre-existing facilities until adjustment or relocation has been finalized or the pre-existing facilities have been taken out of service. Once adjustment or relocation begins on a segment of the facilities, the DEPARTMENT or its contractor will be responsible for the maintenance of the adjusted or relocated facilities until final acceptance is made for the work.
7. Upon Maintenance Acceptance or Final Acceptance of the utility work included in the contract and upon certification by the DEPARTMENT'S Engineer and the OWNER, that the work has been completed in accordance with the plans and specifications, the OWNER will accept the adjusted, relocated, and additional facilities and will thereafter operate and maintain said facilities located within the PROJECT right of way subject to the DEPARTMENT'S "Utility Accommodation Policy and Standards Manual, current edition" and any agreements in effect without further cost to the DEPARTMENT or it's CONTRACTOR.
8. The DEPARTMENT and OWNER agree that all matters will be governed by the DEPARTMENT'S Utility Accommodation Policy and Standards. It is contemplated by the DEPARTMENT and OWNER that a Contract Item Agreement will be executed by both parties that will supersede this memorandum. The cost for the utility facilities shall be the responsibility of the OWNER and reimbursement to the DEPARTMENT shall be handled thru a Contract Item Agreement.

APPROVED FOR THE OWNER BY:

(Signature)

(Date)

(Title)

APPROVED FOR THE DEPARTMENT BY:

(Signature)

(Date)

State Utilities Administrator

(Title)

Contract Item Agreement to be required? YES
Preliminary Engineering Agreement to be required? No

P.I. 0013763 Oconee County - Oconee County Water Resources Department - Water																
Pay Item and Description	Additional Description	Unit	In-Kind Items			Betterment Items		In-Kind / Betterment Total Qty	Actual Bid Costs							
			Orig Plan Total Qty	Orig Est Unit Price	Orig Est Cost	Orig Plan Total Qty	Orig Est Cost		Actual Bid Total Qty	Actual Bid Unit Price	Actual Total Bid Cost	Actual In-Kind Bid Cost	Actual Betterment Bid Cost			
ITEM NO Description (Item Number)		UNITS														
500-2101 CLASS A CONCRETE(500-3101)	FOR THRUST BLOCKING &	CY	25	\$ 1,430.00	\$	-	\$	0				\$	-	\$	-	
600-0001 FLOWABLE FILL(600-0001)		CY	13	\$ 693.00	\$ 35,750.00		\$	25				\$	-	\$	-	
611-84120 ADJUST WATER VALVE BOX TO		EA	1	\$ 500.00	\$ 500.00		\$	1				\$	-	\$	-	
611-84140 ADJUST WATER VALVE BOX TO		EA	2	\$ 1,600.00	\$ 3,200.00		\$	2				\$	-	\$	-	
615-0000 JACK OR BORE PIPE -46.1-10000	JACK & BORE 24IN STEEL	L.F.	50	\$ 850.00	\$ 42,500.00		\$	50				\$	-	\$	-	
670-1120 WATER MAIN 12 IN(670-1120)	CL350 DIP	L.F.	425	\$ 95.00	\$ 40,375.00		\$	425				\$	-	\$	-	
670-1120 WATER MAIN 12 IN(670-1120)	PVC/DIP	L.F.	50	\$ 125.00	\$ 6,250.00		\$	50				\$	-	\$	-	
670-2120 CUT & PLUG EXISTING WATER MAIN(670-		EA	2	\$ 2,795.00	\$ 5,590.00		\$	2				\$	-	\$	-	
670-2120 GATE VALVE 12 IN(670-2120)		EA	1	\$ 2,750.00	\$ 2,750.00		\$	1				\$	-	\$	-	
670-2700 ABANDONMENT OF WATER VALVES(670-		EA	1	\$ 460.00	\$ 460.00		\$	1				\$	-	\$	-	
670-3129 TAPPING SLEEVE & VALVE ASSEMBLY 12		EA	1	\$ 10,000.00	\$ 10,000.00		\$	1				\$	-	\$	-	
670-4520 CONCRETE THRUST COLLAR 12 IN		EA	5	\$ 3,200.00	\$ 16,000.00		\$	5				\$	-	\$	-	
670-5000 WATER SERVICE LINE -(670-5000)	RECONNECT EX .3/4IN	L.F.	150	\$ 45.00	\$ 6,750.00		\$	150				\$	-	\$	-	
670-8050 DBL STRAP SADDLE -(670-8050)	SVC SADDLE FOR	EA	1	\$ 850.00	\$ 850.00		\$	1				\$	-	\$	-	
670-9730 RELOCATE EXIST WATER METER, INCI,	COPPER SERVICE	EA	3	\$ 1,060.00	\$ 3,180.00		\$	3				\$	-	\$	-	
				\$	\$		\$	0				\$	-	\$	-	
				\$	\$		\$	0				\$	-	\$	-	
				\$	\$		\$	0				\$	-	\$	-	
				\$	\$		\$	0				\$	-	\$	-	
				\$	\$		\$	0				\$	-	\$	-	
GDOT SHARE 0.00%				TOTAL EST In-Kind	184,550.00		TOTAL BETTERMENT EST	-				TOTAL Actual Bid Cost	-	\$	TOTAL Actual In-Kind Bid Cost	-
UTILITY OWNER SHARE 100.00%				NON-REIMBURSIBLE / FACILITY OWNER SHARE	184,550.00		TOTAL ESTIMATE IN-KIND & BETTERMENT	-				TOTAL BID COST NON-REIMBURSIBLE/ FACILITY OWNER SHARE	-	\$	TOTAL BID COST IN-KIND & BETTERMENT	-
				REIMBURSIBLE / GDOT SHARE	-		TOTAL ESTIMATE IN-KIND (NON-REIMBURSABLE) FACILITY OWNER SHARE & BETTERMENT	184,550.00				TOTAL BID COST / REIMBURSABLE/ GDOT SHARE	-	\$	TOTAL BID COST IN-KIND (NON-REIMBURSABLE) FACILITY OWNER SHARE & BETTERMENT	-
				\$	-		\$	184,550.00				\$	-	\$	\$	-