
AGENDA

**BOARD OF COMMISSIONERS
OF
OCONEE COUNTY, GEORGIA
Tuesday, July 7, 2026
Commission Meeting Chambers
Oconee County Administrative Building
6:00 PM**

- 1. Approval of Agenda**
- 2. Statements and Remarks from Citizens**
- 3. Statements and Remarks from Commissioners**
- 4. Approval of Minutes**
 - 1) June 2, 2026 - Regular Meeting
 - 2) June 16, 2026 - Town Hall Meeting
 - 3) June 30, 2026 - Agenda Meeting
- 5. Business Involving Guests, Groups, or Multiple Visitors**
 - 1) Proclamation for the Animal Services Surgical Suite
- 6. Hearings and Actions on Zoning Matters, Special Use Permits, Street Light Tax Districts, Etc**
 - 1) Rezone #P26-0115 AAC Land Partners, LLC; Modify the conditions of an existing rezone #P24-0115; 14.3550 acres; 1660 Plaza Pkwy; Vacant.
 - 2) Variance #P26-0116 AAC Land Partners, LLC; Reduce the minimum required off-street parking spaces and allow parking spaces to exceed the allowed distances from a building; 14.3550 acres; 1660 Plaza Pkwy; Vacant.
 - 3) Rezone #P26-0117 Front Row Properties, LLC; Modify the conditions of an existing rezone #7278; 0.25 acres; 2053 Experiment Station Rd; Commercial.
 - 4) Special Use #P26-0118 Grace Fellowship Church of God; Modify the conditions of an existing special use approval #7581; 21.65 acres; 1150 Malcom Bridge Rd; Vacant.
 - 5) Variance #P25-0300 Chip Patterson; Reduce the required setbacks for an accessory private recreational facility; 0.75 acres; 2759 Allegheny Ln; Residential.
- 7. Consent Items**
 - 1) Approve Updates to the Personnel Policy

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

AGENDA

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- 2) Approve the Bid Award for FY 27 Bridge Repairs
- 3) Approve the Bid Award for Solid Waste and Recycling Collection and Disposal
- 4) Approve a Contract Amendment for Fire Hydrant Flow Testing and Inspections
- 5) Approve a Budget Amendment for the Runoff Election Expenses
- 6) Approve a GEFA Loan Modification for Construction of Calls Creek WRF Upgrade to 3 MGD
- 7) Approve an MOU with Brightside Company, LLC for Holiday Lighting at OVP
- 8) Approve an IGA with the City of Bogart for Code, Engineer, Fire and Animal Services
- 9) Approve an IGA with the City of Bogart for Law Enforcement Services
- 8. **Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed)**
- 9. **Adjourn**

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

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
June 2, 2026 – 6:00 p.m.
Minutes**

Members Present:

Commissioner Mark Thomas
Commissioner Chuck Horton
Commissioner Amrey Harden
Commissioner Mark Saxon

Staff Present:

Mike Pruett, Attorney
Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Melissa Braswell, Finance Director
Donna Norton, Budget Officer
Lisa Davol, Parks and Recreation Director
Jaron Queen, EMS Director
Guy Herring, Planning and Code Enforcement Director
Ethan Perry, Planner

Call to Order: 6:00 p.m.

Vice Chair Commissioner Amrey Harden called the meeting to order.

Approval of Agenda:

ACTION:

Motion:	Chuck Horton made a motion to approve the June 2, 2026 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:

Commissioner Harden announced that early voting will be held June 8 through June 12 from 8am to 5pm at the Oconee County Administration Building. Election Day is June 16 at the polling locations.

The next Town Hall Meeting will be held June 16 at 6pm at the Oconee County Administrative Building.

Oconee 101 registration begins on June 8 for the next session which will begin August 13, 2026.

Pledge of Allegiance:

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

Approval of Minutes:

Minutes of May 5, 2026 Regular Meeting and May 19, 2026 Agenda Meeting:

ACTION:

Motion:	Mark Saxon made a motion to approve the May 5, 2026 Regular Meeting and May 19, 2026 Agenda Meeting minutes.
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Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Variance P26-0078:

Applicants:	Pittman and Greer Engineering
Owners:	Rockingwood SRH, LLC
Location:	Rockingwood Drive
Acreage:	±1.98
Zoning:	OIP (Office Institutional Professional District)
Request:	Special exception variance to reduce the buffer from 25 feet to 0 feet.

Presented by: Guy Herring, Planning & Code Enforcement Director

Discussion: Mr. Herring briefed the Board regarding the request for the property, which is currently zoned OIP (Office Institutional Professional District) in the Neighborhood Village Character Area. The applicants and owners are requesting a Special Exception from UDC Article 8, Section 806, Table 8.1 to reduce the required buffer width from 25 feet to 0 feet. Staff recommends approval of the request to reduce the buffer to 10 feet wide with five recommended conditions.

The Public Hearing was opened.

Justin Greer, Pittman and Greer Engineering, spoke in favor of the request. He stated the requirements is due to underlying AR zoning as opposed to the OIP use of the adjoining property by Athens Academy. Also, the new force main line of Oconee County Water Resources requires an easement which uses up a large portion of the buffer area and has already been cleared by the contractor.

Brad Stephens, 2034 Spartan Estates Drive, owner, spoke in favor of the request. He also mentioned the requirement is due to underlying zoning as opposed to the OIP use of the adjoining property. He stated that when the sewer line easement was granted, there was no mention of a buffer requirement as well.

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

The Public Hearing was closed.

Commissioner Horton asked if anything could be planted with the infrastructure.

Mr. Greer responded that nothing could be planted in the easements for access purposes for utility maintenance. Discussions continued about the width of the easement.

Commissioner Thomas clarified that the buffer requested is only required in AR zoning. The less intense use would not require a buffer.

Mr. Greer explained that the sewer line lies on both sides of the required buffer, so planting would be very limited. The owner stated some plantings would be added to the edge of the parking lot for beautification.

ACTION:

Motion: Mark Thomas made a motion to approve Variance P26-0078 for Rockingwood SRH, LLC; Reduce the required buffer from 25 feet to 0 feet in the OIP zoning district; ±1.98 acres; Rockingwood Drive with five conditions. He requested that condition #5 be modified to 0 feet for the buffer, which would negate that condition.

Second: Chuck Horton

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

Voted Against Motion: None

Final Action: **Motion Passed to Approve Variance P26-0078 with four conditions.**
(See documentation in Ordinance and Resolutions Book No. 26.)

Oconee County Library Board Appointments:

ACTION:

Motion:	Mark Saxon made a motion to appoint Scarlett Mitchell and Karin Myhre to five-year terms beginning July 1, 2026 and expiring June 30, 2031.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Oconee County Animal Services Advisory Board Appointments:

ACTION:

Motion:	Mark Thomas made a motion to appoint Vivian Ezeh, Simon Owino, and Fran Leathers to two-year terms beginning July 1, 2026 and expiring June 30, 2028.
Second:	Mark Saxon
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Oconee County Family and Children's Services Board Appointment:

ACTION:

Motion:	Mark Saxon made a motion to appoint Dr. Jospeh Nunnally to a five-year term to begin July 1, 2026 and expire June 30, 2031.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Keep Oconee County Beautiful Commission Appointments:

ACTION:

Motion:	Mark Saxon made a motion to appoint Rodney Mauricio, Kelly Dolvin, Shweta Doshi, Robert Legg, and Tommy Malcom to two-year terms beginning July 1, 2026 and expiring June 30, 2028.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Oconee County Tourism and Visitors Bureau Appointments:

ACTION:

Motion:	Mark Thomas made a motion to appoint Greg Wilson, TJ Stephens, and Dean Bright to two-year terms beginning July 1, 2026 and expiring June 30, 2028.
Second:	Chuck Horton
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion:	None
Final Action:	Motion Passed.

Discuss and Consider the Purchase of Station 8 Fire Engine:

Presented by:	Melissa Braswell, Finance Director
Discussion:	Finance Director Melissa Braswell explained that Oconee County Fire Rescue would like to purchase a new engine for Station 8 out of the Fire Rescue 2027 SPLOST line item to replace a 2009 Sutphen engine which will become a reserve engine. The request is for approval of the purchase cost of \$1,098,208.50 and includes all budget amendments for the life of the contract as needed.

ACTION:

Motion: Chuck Horton made a motion to approve the purchase of the fire engine.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider Adoption of the Proposed FY27 Budget:

Presented by: Melissa Braswell, Finance Director
Discussion: Finance Director Melissa Braswell stated the proposed FY27 General Fund Budget is \$49,004,700, with a proposed total budget of \$85,493,242. The request is for adoption of the presented budget for the General Fund, the total budget, and the FY27 fee schedule. The required public hearings have already been held.

ACTION:

Motion: Mark Saxon made a motion to approve the FY27 Budget as presented for the General Fund, total budget, and the FY27 fee schedule.
Second: Chuck Horton
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider a Medical Director Agreement for Oconee EMS:

Presented by: Jaron Queen, EMS Director
Discussion: Jaron Queen, EMS Director, explained that the Georgia Department of EMS requires that a licensed ambulance service maintain a Medical Director Agreement. The recommendation is to use local Dr. Brendan Hawthorn, who would meet all requirements of the Department of Public Health and EMS Division, at a cost of \$1,000 per month.

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

ACTION:

Motion: Chuck Horton made a motion to approve the Medical Director Agreement for Oconee EMS.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider a Pharmacy Provider for Oconee EMS:

Presented by: Jaron Queen, EMS Director
Discussion: Jaron Queen, EMS Director, explained that the Department of Public Health requires a pharmacy agreement on file for an ambulance service. The recommendation is to use local pharmacy ADD Rx as the Oconee EMS pharmacy with cost based on usage.

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

ACTION:

Motion: Mark Saxon made a motion to approve ADD Rx as the Pharmacy Provider for Oconee EMS.
Second: Chuck Horton

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

Consent Agenda:

There were no items removed from the Consent Agenda.

ACTION

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

- 1) Approval of the Purchase of a 2000 Gallon Tanker Truck.
- 2) Approval of the RBLAS Decommissioning Task Order.
- 3) Approval of the FY27 ACCG-IRMA Property and Liability Insurance Renewal.
- 4) Approval of the Donation to Toombs County.
- 5) Approval of the Agreement with Georgia Transmission Corporation for Pole Replacement.

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:	6:32 p.m.

Chairman John Daniell

Holly Stephenson, County Clerk

Date

**OCONEE COUNTY BOARD OF COMMISSIONERS
TOWN HALL MEETING
June 16, 2026 – 6:00 p.m.
Oconee County Administrative Building**

Members Present:

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

Staff Present:

Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Whitney Sperlik, Civic Center Director
Donna Norton, Budget Officer
C.J. Worden, EMA Director

Call to Order: 6:00 p.m.

Chairman John Daniell welcomed citizens to the Town Hall Meeting.

Chairman Daniell gave updates on Oconee County park projects:

- The design phase is underway for the OVP tennis project with construction beginning by the end of the year.
- A \$3 million grant was received from the state for Heritage Park for park expansion and improvements. The county recently purchased 110 acres to increase the total park size to 474 acres. There will be additional trails, parking, restrooms, signage, and equestrian improvements.
- The Wendell and Betty Dawson Park grading and infrastructure plans are submitted for permitting with the federal government. The contract should be awarded in the fourth quarter of 2026. The road improvements outside the park are expected to be ready for permitting by the fourth quarter of 2026. The fields, support buildings, concession stands, and restrooms should have permits in the second quarter of 2027, and the site turned over for construction as soon as possible. The field services building and gymnasium should have construction documents completed by the third quarter of 2026.
- The LAS decommissioning is underway which is key to the Dawson Park construction.
- The Calls Creek 3 million gallons per day expansion project is in the third and final phase of construction.
- The Upper Oconee Water Basin Authority plan completion is underway to increase drinking water from 4 million gallons per day to 9 million gallons per day.
- The Hard Labor Creek Treatment Plant is under construction.

Chairman Daniell gave updates on Oconee County road projects:

- New High Shoals Road at Union Church Road is now a functioning roundabout.
- The Astondale Road at Colham Ferry Road roundabout is under construction.
- The Cole Springs Road at Snows Mill Road and Aycock Road roundabout is in the right-of-way acquisition phase.

- The Moores Ford Road at Lane Creek Road roundabout is in the design phase.
- Plans have been submitted to the state and approved for a roundabout at Highway 53 at Cole Springs Road and Clotfelter Road.
- Highway 316 construction continues.
- GDOT is reviewing the community input for the Watkinsville Bypass. A meeting with GDOT is expected in August for next steps. Chairman Daniell met with two city council members to discuss some ideas for downtown Watkinsville and plan development.
- The Board of Commissioners and the Board of Education will have a joint meeting on July 6, 2026 at 4pm at the Instructional Support Center to discuss a property swap. Under consideration is exchanging the Civic Center for 42.7 acres located just outside of Bishop to be held for a future park. The Board of Education makes up over 50% of the usage time for the Civic Center currently. Elections will remain at the Civic Center for the length of the IGA agreed to. There should be a draft of this IGA to review and discuss by the June 30, 2026 BOC Meeting.
- Chairman Daniell asked for support in the renewal of TSPLOST. A meeting with the mayors will be held on June 22, discussion at the July 7 BOC Meeting, then a vote for the Call for Election on July 28. The Board of Elections will meet on August 3. The October 20, 2026 Town Hall Meeting will be TSPLOST focused. Election Day is November 3, 2026. Chairman Daniell stated approximately \$72 million in revenues is expected from TSPLOST over the six-year period. The last time TSPLOST passed, the Board of Commissioners was able to drop the millage rate by 1 mil. The plan is to continue that drop if passed again. The revenues will be split with the cities.
- He listed additional intersections of interest for potential improvements:
 - Rocky Branch at Malcom Bridge Road – roundabout
 - Highway 53 at Hebron Church Road – roundabout
 - Epps Bridge at Dowdy Road improvements
 - Highway 53 at Burr Harris Road improvements
- The Highway 53 at Rays Church Road and Malcom Bridge Road roundabout low bidder was ER Snell. The notice to proceed should be issued in the next 60 days.

Public Comment Period was opened.

Lori Breedlove, 1051 Rose Creek Drive,

- Asked more about the meeting with GDOT in August regarding the Watkinsville Bypass.
- Chairman Daniell stated the meeting could possibly be a stakeholder meeting or a public meeting. GDOT is currently reviewing all comments and has been receptive to county comments. The county plans to have more discussions with the city council on traffic issues in addition to a bypass.
- Commissioner Horton added that the City of Watkinsville and the County Commissioners will need to work together and provide funding for traffic issues.

Louise Langdale, 1120 Lexington Court,

- Speaking on behalf of the Friends of the Library asked whether two dates the Library has booked with the Civic Center will be honored, target date for transfer, and contract person.
- Chairman Daniell responded that the dates if locked in should be honored but the school system will have different rules and policies. The transfer is proposed for September 1, and there will be a different contact person on site with online registration also available.

Jason Smith, 32 Thrasher Drive,

- Asked if there were any updates on the recent traffic count data in Watkinsville.
- County Administrator Justin Kirouac responded that new data had not yet been analyzed.
- Asked for support of stakeholders being allowed at the GDOT bypass meeting.
- Chairman Daniell assured him that the county would communicate any information to the citizens.

Dan McGee, Loch Lomond Circle,

- Thanked the Commissioners for their work on Dawson Park, spoke of the 2018 Town Halls when Rails to Trails was discussed, and asked the Commissioners to please keep data centers out of Oconee County.

Tommy Malcom, Northwest Woods,

- Spoke in favor of the county acquiring the property in Bishop for a future park.
- Discussed history of land swaps in the county between governmental groups for the betterment of citizens and is in favor of that continuation, possibly with local families donating land. He encouraged adding a pocket park at Cliff Dawson Road and Burr Harris Road where a retention pond could be used to benefit and beautify the community.

Chairman Daniell gave an update on the new EMS Department that is currently mobilizing well and ahead of schedule. All five ambulances have been received with equipment arriving soon. Meetings were held with both hospitals regarding the switch to a county EMS. He thanked citizens for their attendance and passage of SPLOST at the latest election. He again asked for support of TSPLOST on the November ballot.

Adjourn:

The Town Hall Meeting was adjourned at 6:37 p.m.

John Daniell, Chairman

Holly Stephenson, County Clerk

Date

**Oconee County Board of Commissioners Meeting
Administrative Building Commission Chambers
June 30, 2026 – 6:00 p.m.
Minutes**

Members Present:

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

Staff Present:

Daniel Haygood, County Attorney
Justin Kirouac, County Administrator
Holly Stephenson, County Clerk
Melissa Braswell, Finance Director
Donna Norton, Budget Officer
Jill Faulkner, Human Resources Manager
Sharon Gregg, Elections Director
Lisa Davol, Parks and Recreation Director
Crystal Berisko, Animal Services Director
Adam Layfield, Water Recourses Director
Whitney Sperlik, Civic Center Director
Clay Christian, IT Specialist

Call to Order: 6:01 p.m.

Chairman John Daniell called the meeting to order.

Pledge of Allegiance:

County Clerk Holly Stephenson led the Pledge after a moment of silence.

Approval of Agenda:

ACTION:

Motion:	Chuck Horton made a motion to approve the June 30, 2026 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:

None.

Statements and Remarks from Commissioners:

Commissioner Horton asked all to remember those who stood up for freedom, wrote the Declaration of Independence, and founded our country over the 4th of July holiday.

Discuss Updates to the Oconee County Personnel Policy:

Presented by: Jill Faulkner, Human Resources Director
Discussion: Human Resources Director Jill Faulkner explained that the HR Department had reviewed the Policies and Procedure Handbook over the last year, holding focus group meetings for feedback. She presented a revised handbook to the Board of Commissioners for review and

approval. Major updates would include adding Veteran's Day as a holiday, a Leave-by-out Program, and a two-week paid parental leave for adoption or birth of a child.

Commissioner Harden asked if the parental leave was for either parent.
Ms. Faulkner responded it would be for either parent.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss the Bid Award for the FY27 Bridge Repairs:

Presented by: Justin Kirouac, County Administrator

Discussion: County Administrator Justin Kirouac explained that an ITB was issued for two bridge repairs -Simonton Bridge Road over the Middle Oconee River and Barnett Shoals Road over Oconee River. The recommendation is to award the bid to SunCoast Restoration & Waterproofing, the lowest responsible bidder, for a not to exceed price of \$217,445.51 to include a 10% owner contingency. The funds will come from TSPLOST. The request includes authorizing the Chairman to sign the necessary documents and all 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 July 7, 2026 Regular Meeting.

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

Discuss the Bid Award for Solid Waste and Recycling Collection and Disposal:

Presented by: Justin Kirouac, County Administrator

Discussion: County Administrator Justin Kirouac explained that an ITB was issued to secure a vendor or vendors for the collection and disposal of solid waste and recyclable materials throughout the County. The recommendation is to award the bid to Waste Management/Advanced Disposal for solid waste collection and disposals at a not to exceed price of \$400,000; and to Roll Off Systems, Inc. for recycling collection and disposal at a not to exceed price of \$120,000. The request includes authorizing the Chairman to sign the necessary documents and all necessary budget amendments up to the contract amounts for the life of the projects.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss a Contract Amendment for Fire Hydrant Flow Testing and Inspections:

Presented by: Adam Layfield, Water Resources Director

Discussion: Water Resources Director Adam Layfield explained that Georgia Hydrant Services, Inc. has submitted a change order request for an additional \$76,520 to cover the county's request to paint all hydrants during the first year of the program rather than phasing the painting over multiple years and other inventory related items. This would bring the total contract count to \$276,520. The request includes a budget amendment in FY26 and all necessary budget amendments up to the contract amount for the life of the project.

Commissioner Harden asked how often the hydrants require painting.
Mr. Layfield stated that painting would normally be completed every five years.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss a Budget Amendment for the Runoff Election Expenses:

Presented by: Sharon Gregg, Elections Director

Discussion: Elections Director Sharon Gregg explained the June 16, 2026 runoff election will require additional funding of \$26,710 for election worker expense. The Elections Department can cover \$2,710 with its existing budget along with the other expenses for the runoff, so a budget amendment in FY26 of \$24,000 is requested.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss and Consider a GEFA Loan Modification for Construction of Calls Creek WRF Upgrade to 3 MDG:

Presented by: Adam Layfield, Water Resources Director

Discussion: Water Resources Director Adam Layfield explained that a modification to the existing loan agreement with GEFA on the Calls Creek WRF Upgrade to 3 MDG is required to extend the completion date to February 28, 2027. The project or amount of funding will not change. The request is for approval of a Resolution making this modification.

Commissioner Harden asked if any interest rates would change.
Chairman Daniell stated interest rates would not change.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss and Consider Animal Services MOU with UGA for a Shelter Medicine Clinical Rotation Program:

Presented by: Crystal Berisko, Animal Services Director

Discussion: Animal Services Director Crystal Berisko requested approval of the MOU with UGA for a Shelter Medicine Clinical Rotation Program. The partnership will enhance a long-standing relationship, benefiting both parties by improving veterinary care, improving shelter outcomes, and expanding education resources. The students will receive practical experience under professional supervision. There is no ongoing financial impact beyond what is budgeted for normal shelter operations. However, the request does include a budget amendment for up to \$20,000, along with any necessary amendments for the life of the project, to fund the county portion of start-up costs.

Commissioner Horton asked that this item be written up in the UGA Vet School Newsletter.

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

ACTION:

Motion: Chuck Horton made a motion to approve the MOU with UGA to establish a Shelter Medicine Clinical Rotation Program along with the budget amendment for up to \$20,000.

Second: Mark Thomas

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

Voted Against Motion: None

Final Action: **Motion Passed.**

Discuss and Consider the FY27 Indigent Defense Services Agreement:

Presented by: Melissa Braswell, Finance Director
Discussion: Finance Director Melissa Braswell explained that the contract for Indigent Defense Services under Public Defender John Donnelly is an annual contract that is up for renewal effective July 1, 2026. The recommendation is for the approval of the contract for the July 1, 2026 through June 30, 2027 term for \$296,376 and authorizing the Chairman to sign the contract.

Commissioner Thomas asked if any portion covered costs for outside of Oconee County. Chairman Daniell responded it only covers items inside the county.

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

ACTION:

Motion: Mark Saxon made a motion to approve the FY27 Indigent Defense Services Agreement.
Second: Amrey Harden
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss and Consider the FY27 Family Connection Contract:

Presented by: Melissa Braswell, Finance Director
Discussion: Finance Director Melissa Braswell requests approval of the FY27 Family Connection Contract to continue support for families and children of Oconee County through the Oconee Area Resource Council (OARC) for the period of July 1, 2026 through June 30, 2027. The request is for approval of the contract and to authorize the Chairman to sign the contract.

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

ACTION:

Motion: Chuck Horton made a motion to approve the FY27 Family Connection Contract.
Second: Mark Thomas
Voted in Favor of Motion: Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion: None
Final Action: **Motion Passed.**

Discuss an MOU with Brightside Company, LLC for Holiday Lighting at OVP:

Presented by: Lisa Davol, Parks and Recreation Director
Discussion: Parks and Recreation Director Lisa Davol presented a proposed MOU with Brightside Company, LLC for a holiday light display event to be placed at OVP at no cost to the county. A portion of the revenues from the event will be paid to the Oconee County Parks Foundation for other park or program enhancements.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss an IGA with the City of Bogart for Code, Engineer, Fire, and Animal Services:

Presented by: Daniel Haygood, County Attorney
Discussion: County Attorney Daniel Haygood explained this proposed IGA will allow the county to enforce ordinances inside the city limits of Bogart, issue citations, and bring offenders to court. It continues the formal arrangement for fire protection for the city also. Contracted fees will be charged by the County for these services.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss an IGA with the City of Bogart for Law Enforcement Services:

Presented by: Daniel Haygood, County Attorney

Discussion: County Attorney Daniel Haygood explained that the proposed IGA is an updated version allowing the Sheriff to provide law enforcement services inside the city of Bogart. Bogart also provides the building for SANE free of charge with this agreement.

On consensus, this item will be placed on the Consent Agenda at the July 7, 2026 Regular Meeting.

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

Discuss an IGA with Oconee County School District regarding the Civic Center:

Presented by: John Daniell, Chairman

Discussion: Chairman John Daniell explained a proposed IGA to transfer the Civic Center to the school system in exchange for 42.7 acres on Highway 441 near Bishop. The school system currently uses the Civic Center over 50% of the time. The Board of Commissioners will have the next option to reserve the building and only pay direct costs. The item will be considered at a joint meeting with the Board of Education on Monday, July 6, 2026 beginning at 4pm at the Oconee County Schools Instructional Support Center.

Commissioner Horton requested the county plaques be given to the county if removed. Commissioner Harden asked if an environmental inspection had been done of the 42 acres. County Administrator advised a visual inspection had been done, but a full inspection will be completed.

Commissioner Harden asked what happens if something comes up that has not been addressed in the IGA.

County Attorney Haygood responded that any contract can be amended, but the school system will ultimately be the owner once the transfer takes place.

Commissioner Harden confirmed that a painting donated by the Wilkes family was returned to them.

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

Executive Session:

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

Second: Mark Thomas

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

Voted Against Motion: None

Action/Motion: **Motion Passed.**

Adjourn into Executive Session: 6:31 p.m.

No action was taken in Executive Session.

Executive Session Adjourned: 7:10 p.m.

Regular Session:

Motion: Mark Thomas made a motion to adjourn back into Regular Session.

Second: Chuck Horton

Minutes – June 30, 2026

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Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	Motion Passed.
Adjourned into Regular Session:	7:12 p.m.

Adjourned:

Motion:	Mark Saxon made a motion to adjourn the meeting.
Second:	Mark Thomas
Voted in Favor of Motion:	Mark Thomas, Chuck Horton, Amrey Harden, Mark Saxon
Voted Against Motion:	None
Action/Motion:	Motion Passed.
Meeting Adjourned:	7:12 p.m.

Chairman John Daniell

Holly Stephenson, County Clerk

Date

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

TITLE

An Ordinance amending the Unified Development Code of Oconee County, Georgia, and the Zoning Maps of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved rezone pursuant to an application for rezoning of property owned by AAC Land Partners, LLC initiated on April 20, 2026.

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 Pittman & Greer Engineering on April 20, 2026, requesting to revise the conditions for previously approved rezone #P24-0115 for property located at 1660 Plaza Parkway in Oconee County, Georgia, (tax parcel no. C-01-050), currently zoned 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 Planning Commission and a Public Hearing was duly held by the same on June 15, 2026, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 7, 2026.

ADOPTED AND APPROVED, this 7th of July, 2026.

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: Pittman & Greer Engineering

APPLICATION INITIATION DATE: April 20, 2026

RE: Request to revise the conditions for a previously approved rezone #P24-0115 on property located on the at 1660 Plaza Parkway, Oconee County, Georgia, (tax parcel no. C-01-050) zoned 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 7th day of July, 2026.

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 P26-0115

Page 1 of 13

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 wastewater services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner’s development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
5. 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.
6. Transportation improvements shall be made according to the recommendations of the Traffic Impact Analysis dated April 2026 by Kimley-Horn and Associates, Inc.
7. All lots shall be accessed via Plaza Parkway; a one-foot no-access easement shall be recorded on the subject property on the frontage of Paul Broun Parkway/Loop 10 and Jennings Mill Road.
8. The following uses shall be excluded:
 - Dollar Stores
 - Variety Stores (Five and Dime)
 - Massage Therapy Establishment
 - Car, motorcycle, recreational vehicle and boat dealers
 - Pawnshop
 - Cigar and Tobacco Stores, including “Vape” Shops and Electronic Cigarette Stores
 - Tattoo Parlors
 - Used Merchandise Stores
 - Recreational Vehicle Parks and Subdivisions

EXHIBIT "A" TO REZONE NO P26-0115

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TAX MAP

Rezone # P26-0115 - AAC LAND PARTNERS, LLC

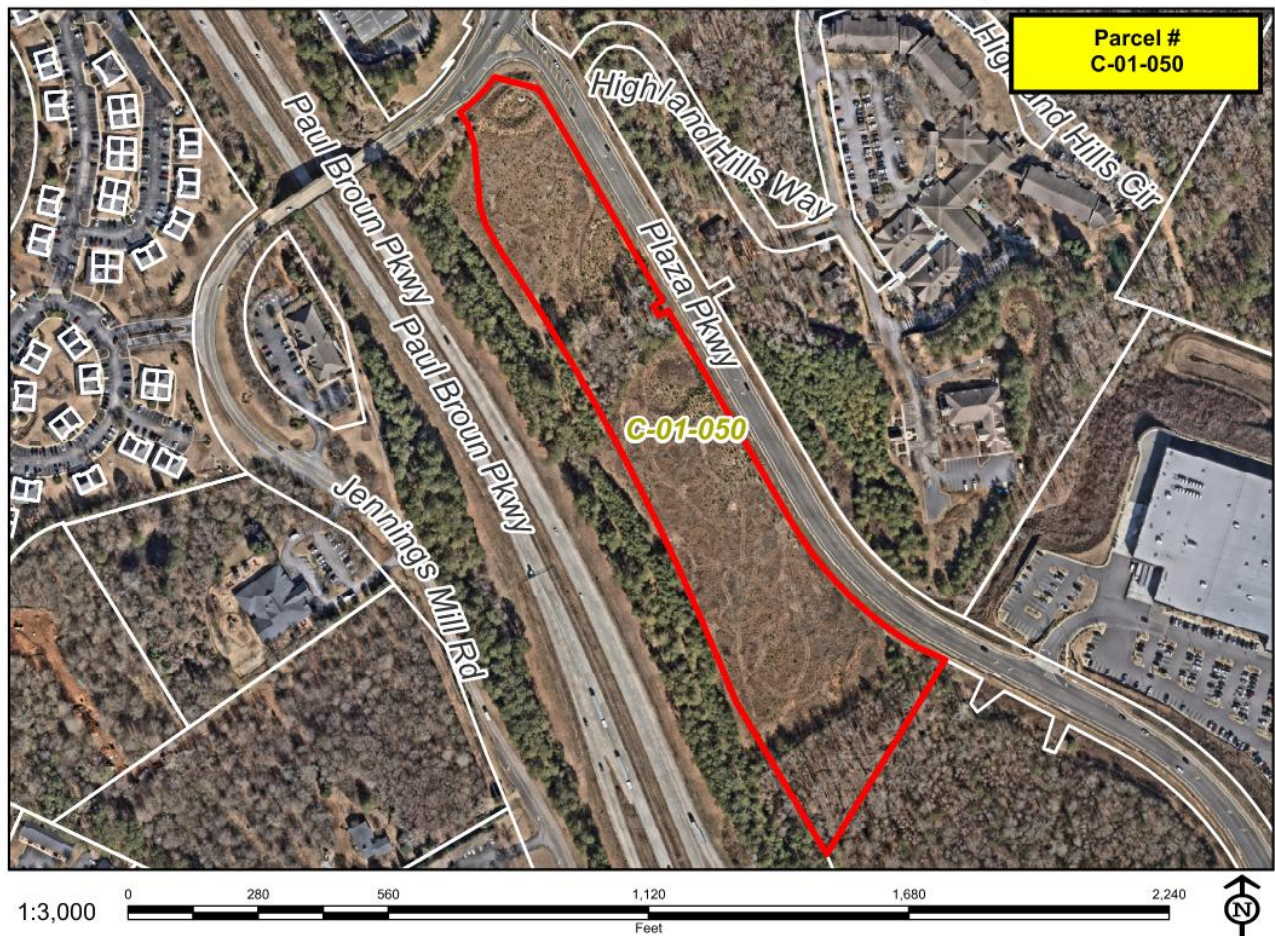


EXHIBIT "A" TO REZONE NO P26-0115

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LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract, or parcel of land, together with all improvements thereon, containing 14.335 acres, more or less, lying and being in the 1331st District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found on the northern end of a mitered intersection formed by the southeasterly right-of-way of Jennings Mill Road (right-of-way varies) and the Southwesterly right-of-way of Plaza Parkway (right-of-way varies), said point being the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Plaza Parkway South 75 degrees 09 minutes 59 seconds East, 96.40 feet to a concrete monument; thence South 32 degrees 18 minutes 21 seconds East, 51.02 feet to a concrete monument; thence South 30 degrees 09 minutes 33 seconds East, 478.35 feet to a concrete monument; thence South 60 degrees 38 minutes 21 seconds West, 23.28 feet to a concrete monument; thence South 30 degrees 48 minutes 08 seconds East, 24.21 feet to a concrete monument; thence North 60 degrees 12 minutes 19 seconds East, 23.04 feet to a concrete monument; thence South 30 degrees 09 minutes 36 seconds East, 519.83 feet to a concrete monument; thence 439.83 feet along an arc of a curve to the left, said curve having a radius of 768.69 feet, a chord bearing of South 46 degrees 39 minutes 15 seconds East, and a chord distance of 433.85 feet to a concrete monument; thence South 61 degrees 50 minutes 17 seconds East for a distance of 7.70 feet to an iron pin; thence leaving said right-of-way South 31 degrees 28 minutes 51 seconds West, 495.67 feet to an iron pin; thence South 21 degrees 35 minutes 21 seconds East, 56.83 feet to a concrete monument; thence South 26 degrees 42 minutes 29 seconds West, 116.46 feet to an iron pin located on the northerly right-of-way of Athens Perimeter, AKA SR 10 Loop (right-of-way varies); thence continuing along the right-of-way of Athens Perimeter North 38 degrees 06 minutes 42 seconds West, 155.89 feet to an iron pin; thence North 22 degrees 04 minutes 07 seconds West, 457.20 feet to a point; thence 881.67 feet along an arc of a curve to the left, said curve having a radius of 4734.39 feet, a chord bearing of North 27 degrees 24 minutes 16 seconds West, and a chord distance of 880.39 feet to a point; thence North 32 degrees 44 minutes 25 seconds West, 289.07 feet to an iron pin; thence North 01 degrees 07 minutes 47 seconds East, 48.06 feet to an iron pin on the right-of-way of Jennings Mill Road; thence continuing along the right-of-way of Jennings Mill Road North 51 degrees 16 minutes 29 seconds East, 157.71 feet to an iron point; thence North 07 degrees 57 minutes 33 seconds West, 58.16 feet to a concrete monument; thence 74.46 feet along an arc of a curve to the right, said curve having a radius of 499.96 feet, a chord bearing of North 39 degrees 42 minutes 49 seconds East, and a chord distance of 74.39 feet to a concrete monument BEING THE TRUE POINT OF BEGINNING;

Said tract being the same as "SUBJECT PARCEL" on a Boundary Survey for St. Mary's Highland Hills, Inc., by ACRE Professional Surveyors, Inc. dated September 11.26.2024.

EXHIBIT “A” TO REZONE NO P26-0115

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NARRATIVE

ATHENS ATHLETIC CLUB AND MEDICAL OFFICE

REZONE SUBMITTED 04/20/2026

REVISED 06/01/2026

GENERAL DATA

Property Address: 1660 Plaza Parkway
Parcel: C01 050
Owner: AAC Land Partners LLC
Existing Zoning: B2
Proposed Zoning: B2 Modified
Existing Use: Undeveloped with permitted Athletic Club
Proposed Use: Fitness Center/Health Club and Medical Office
Property Area: 14.3350 acres

ADJACENT LAND USES AND ZONING

North – Jennings Mill Road & Zoom Bait zoned OBP across Jennings Mill Rd.
West – The Athens Perimeter aka SR 10 Loop
South – Vacant tract zoned agricultural (AG)
East – Plaza Parkway & St Mary’s Highland Hills Village zoned R3 across Plaza Parkway

SITE NARRATIVE

The property is 14.3350 acres, is currently zoned B2, and is in construction. The property owner is AAC Land Partners LLC. The property was rezoned in 2024 for a Fitness Center/Health Club and hotel. The 2024 rezone consisted of 2 total buildings with a 72,000 sf. Fitness Center/Health Club and a hotel described as 15,000 sf. with 81 rooms. The purpose of this zoning modification is to allow medical office in lieu of the hotel along with increasing the number of buildings to four (4) and the proposed lot count to three (3). This rezone modification also increases the total square footage to a maximum 113,620.32 sf. onsite (58,870.32 designated as Fitness Center/Health Club use and 54,750 sf. as medical office use).

SITE DESCRIPTION

The property is located on the south side of Plaza Parkway. The Character Area for the property and its surrounding properties is identified as ‘Regional Center’ according to the 2023 Character Areas Map. The property is currently graded with the site under construction for an athletic facility. The site drains primarily from the west to the east.

PROPOSED USE

The proposed use of the property is a Fitness Center/Health Club and Medical Office. The proposed development will strive to keep with the professional modern and business themes of the surrounding area. Buildings and structures will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, aluminum and/or steel framed glass storefront or curtain walls, steel panels, textured concrete, stucco or plaster, and cedar plank or shingle siding. The roof is to be a gabled

EXHIBIT “A” TO REZONE NO P26-0115

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NARRATIVE

structure, single or multi-sloped roof, or a parapet structure. Roofing material to include asphalt shingles, TPO, and/or metal.

Architectural elements will aim to provide a subtle modern atmosphere and utilize neutral colors and textures (see attached representative architecture).

OWNERSHIP TYPE

The development will be privately owned. The development could consist of up to 3 lots with cross-access, parking, and common area maintenance agreements. Each lot could have separate ownership, or the property could remain under a single ownership. The property and buildings could also be placed in a condo form of ownership if the developer so desires.

ACCESS

Access will be via two (2) proposed drives along Plaza Parkway.

TRAFFIC IMPACT

The 2024 rezone request had traffic volumes as follows:

Trip Generation									
Land Use	ITE Code	Density	Daily Traffic	AM Peak Hour			PM Peak Hour		
			Total	Total	Enter	Exit	Total	Enter	Exit
Hotel	310	90 units	552	38	21	17	39	20	19
Health/Fitness Club	492	74,780 SF.	2156*	98	50	48	258	147	111
Net New Project Trips			2708	136	71	65	297	167	130

Based on the revised plan, traffic volumes are as follows:

Trip Generation									
Land Use	ITE Code	Density	Daily Traffic	AM Peak Hour			PM Peak Hour		
			Total	Total	Enter	Exit	Total	Enter	Exit
Health/Fitness Club	492	58,870 SF.	1697	82	38	44	231	120	111
Medical-Dental Office Building	720	54,750 SF.	2148*	139	108	31	197	59	138
Net New Project Trips			3845	221	146	75	428	179	249

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NARRATIVE

**Note: Health/Fitness Club (LUC 492) includes swimming pools, tennis courts, and pickleball courts as ancillary facilities. Therefore, these facilities are not analyzed separately. Also, in the ITE Manual, daily trip generation rates are not provided for Health/Fitness Club, therefore, daily trips were estimated using ITE LUC 495 for Recreational Community Centers.*

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

WATER SUPPLY

Water supply will be via Oconee County Water Resources. An 8” water main currently exists in the right-of-way of Plaza Parkway. A water main extension has been permitted as part of the AAC project. Meters will be installed to meet the domestic water and irrigation demand. A water capacity letter has been obtained by OCWR. The estimated probable water demand is 28,500 GPD.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended along Jennings Mill Road to the existing sewer. There will be a private sewer pump onsite for the facility to pump to the proposed public gravity sewer main being extended down Jennings Mill Road. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. The estimated probable sewer demand is 24,500 gpd.

GARBAGE COLLECTION

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

UTILITIES

Electricity and Data will be supplied through power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

There are two (2) proposed Stormwater Management Facilities to be constructed in the complex to manage the stormwater runoff from the development to meet the Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter, along with RCP, CMP, or HDPE stormdrain will be utilized.

IMPACT TO SCHOOL SYSTEM

Impact to schools will be positive by generating an increased tax base without generating more students in the school system. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

PROJECT SCHEDULE

Once zoning is approved in approximately July 2026, then site development plans will be created and permitted to begin construction in early 2027.

NARRATIVE

BUFFERS AND LANDSCAPING

A 15' buffer is shown along the southeast property line adjacent to AG zoning as required by OC-UDC Section 806. The buffer has been designed with details provided during the site development plans approval stage of the AAC project. Street trees, parking lot buffers, and parking lot tree plantings shall be installed in accordance with the OC-UDC.

MAINTENANCE OF COMMON AREAS

Common areas will be maintained via an association for the development.

SIGNAGE

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

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$38 Million.

SPECIAL EXCEPTION VARIANCE REQUEST

A special exception variance accompanies this rezone modification request from the automobile parking requirements, and more particularly, the minimum off-street parking spaces required by use as listed in Table 6.1 of the OC-UDC and the location of parking spaces per section 606.01, Table 6.4 of the OC-UDC.

Overall parking requirements for the development are as follows (please see rezone concept plan for individual lot requirements):

Required parking: 471 spaces

Sports Club/Health Spa = 4.5 spaces/1000 sf. gross floor area

$(58,870.32/1,000) \times 4.5 = 287.87$ minimum required spaces

Offices-Medical = 1 spaces/300 sf. of gross floor area

$(54,750/300) = 182.5$ minimum required spaces

Proposed parking: 441 spaces

Standard surface: 345 (9'x19', 16 of those are handicap accessible)

Reduced surface: 80 (9'x17.5')

Compact surface: 16 (8'x16')(3.62% of total)

The request is a reduction in the amount of required parking for the Sports Club/Health Spa from 288 to only provide 224 spaces for the use on the proposed Lot 1 as illustrated on the Rezone Concept Plan. Additional spaces are provided on Lot 2 greater than the minimum required by the medical-office use. Cross-access and shared-use parking agreements will be put in place so parking spaces can be shared throughout the development. Also, parking space locations exceed the distances from an entrance for both the medical-office and health club as per Table 6.4.

NARRATIVE

REPRESENTATIVE ARCHITECTURE



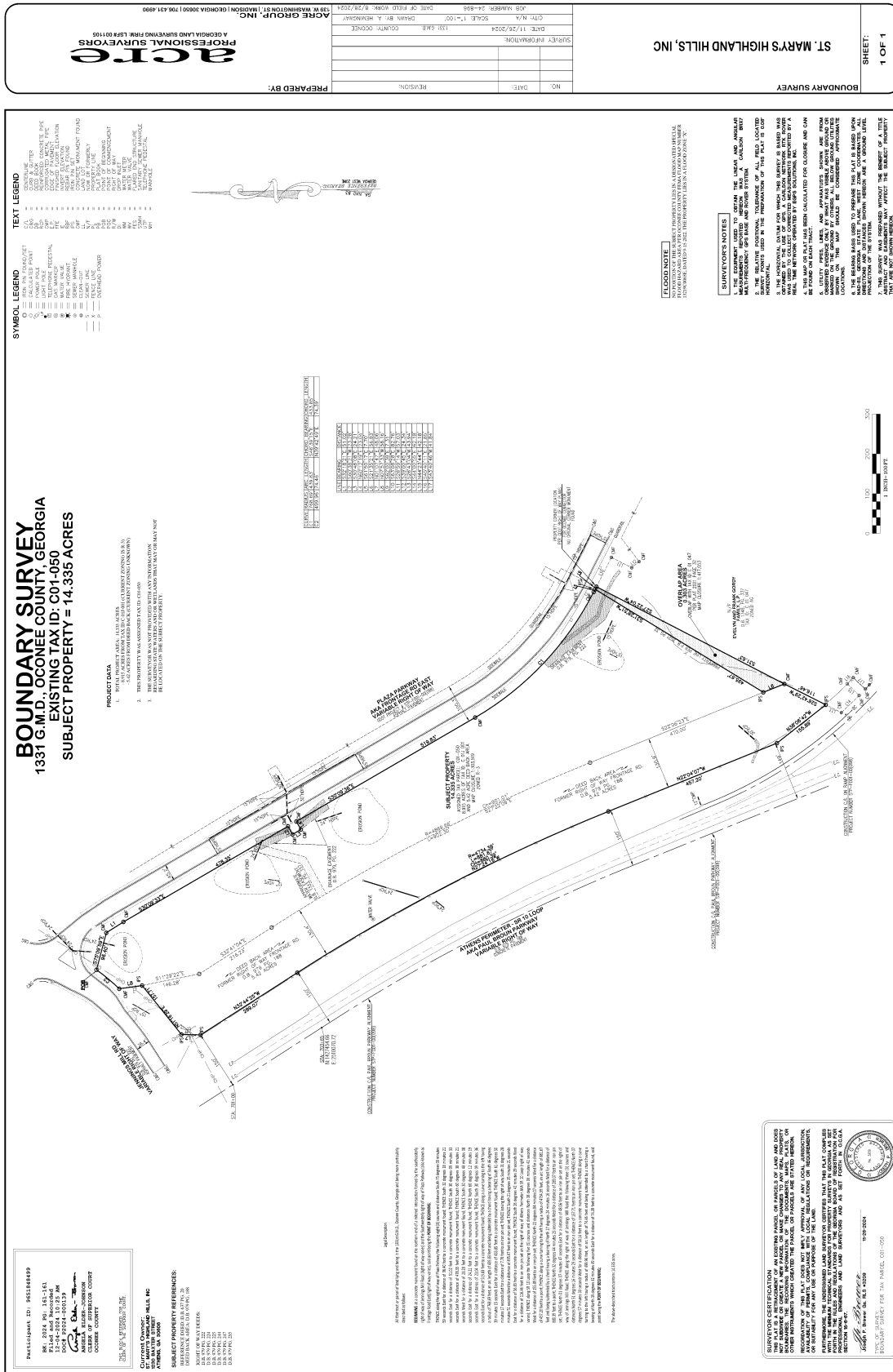
EXHIBIT “A” TO REZONE NO P26-0115

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NARRATIVE



PLAT





SITE COVERAGE DATA (OVERALL TRACT)

TOTAL PROJECT ACREAGE: 14.3350 ACRES (624,432.79 SF.)
EXISTING LOT COVERAGE: 2,503.98 SF. (0.40% OF SITE)
CONCRETE & SIDEWALKS: 2,503.98 (0.40% OF SITE)

PROPOSED LOT COVERAGE: 308,906.98 SF. (49.47% OF SITE)
BUILDINGS, CANOPY & PAVILION: 88,115.04 SF. (14.11% OF SITE)
PAVING: 152,395.60 SF. (24.41% OF SITE)
SIDEWALKS & CONCRETE AREAS: 68,396.34 SF. (10.95% OF SITE)

TOTAL LANDSCAPE AREA: 315,525.81 SF. (50.53% OF SITE)

LANDSCAPING REQUIREMENTS:

1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA
(SHOWN AS DOTTED HATCH ON THIS PLAN)
152,395.60 SF. / 3,600 SF. = 42.33 REQUIRED
45 PROPOSED

1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP
PLAZA PARKWAY:
1663.67 LF. / 40 LF. = 41.59 REQUIRED
47 PROPOSED
JEWINGS MILL ROAD:
290.33 LF. / 40 LF. = 7.26 REQUIRED
2 PROPOSED
7 EXISTING
ATHENS PERIMETER:
1831.88 LF. / 40 LF. = 45.80 REQUIRED
46 EXISTING

BUILDING DATA

PROPOSED BUILDING AREA: 113,620.32 SF.
BUILDING 100
(FITNESS CENTER/HEALTH CLUB)
BUILDING POOL FILTRATION 687.65 SF.
(ACCESSORY STRUCTURE TO THE MAIN BUILDING FOR POOL FILTRATION)
BUILDING 200-FIRST FLOOR - 9,750.00 SF.
(MEDICAL OFFICE)
BUILDING 300-FIRST FLOOR - 15,000.00 SF.
(MEDICAL OFFICE)
BUILDING 300-SECOND FLOOR - 15,000.00 SF.
(MEDICAL OFFICE)
BUILDING 300-THIRD FLOOR - 15,000.00 SF.
(MEDICAL OFFICE)

PROPOSED CANOPY AREA: 2,815.98 SF.
BUILDING 100 CANOPY - C1 - 67.54 SF.
BUILDING 100 CANOPY - C2 - 649.70 SF.
BUILDING 100 CANOPY - C3 - 873.20 SF.
BUILDING 100 CANOPY - C4 - 138.17 SF.
BUILDING 100 CANOPY - C5 - 621.53 SF.
BUILDING 100 CANOPY - C6 - 365.84 SF.
BUILDING 200 CANOPY - C1 - 100.00 SF.

PROPOSED PAVILION AREA: 2,366.39 SF.
PAVILION-1 - 674.02 SF.
PAVILION-2 - 677.00 SF.
PAVILION-3 - 567.37 SF.
PAVILION-4 - 448.00 SF.

PROPOSED BUILDING HEIGHT: <55'

LOT DATA

TOTAL NUMBER OF LOTS: 3

LOT SIZES:
LOT 1 - 9.0282 AC. (393,270 SF.)
LOT 2 - 1.4968 AC. (65,200 SF.)
LOT 3 - 3.8100 AC. (165,962 SF.)

OWNER RESERVES THE RIGHT TO HAVE LESS THAN THE NUMBER OF LOTS SHOWN AND/OR SUBDIVIDE THE PROJECT AS CONDO UNITS.

PARKING DATA - PER LOT BASIS

LOT 1:
REQUIRED PARKING: 288 SPACES
SPORTS CLUB/HEALTH SPA = 4.5 SPACES/1000 SF. GROSS FLOOR AREA
(58,870.32/1,000) 4.5 = 287.87 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 224 SPACES
STANDARD SURFACE: 137 (9'X19', 7 OF THOSE ARE HANDICAP ACCESSIBLE)
REDUCED SURFACE: 80 (8'X17.5)
COMPACT SURFACE: 7 (8'X16)(3.13% OF TOTAL)

LOT 2:
REQUIRED PARKING: 33 SPACES
OFFICES-MEDICAL = 1 SPACES/300 SF. OF GROSS FLOOR AREA
(9,750/300) = 32.5 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 65 SPACES
STANDARD SURFACE: 65 (9'X19', 3 OF THOSE ARE HANDICAP ACCESSIBLE)

LOT 3:
REQUIRED PARKING: 150 SPACES
OFFICES-MEDICAL = 1 SPACES/300 SF. OF GROSS FLOOR AREA
(45,000/300) = 150 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 152 SPACES
STANDARD SURFACE: 143 (9'X19', 6 OF THOSE ARE HANDICAP ACCESSIBLE)
COMPACT SURFACE: 9 (8'X16)(5.98% OF TOTAL)

NOTE: A SPECIAL EXCEPTION VARIANCE HAS BEEN SUBMITTED AS A COMPANION REQUEST TO THIS REZONE MODIFICATION FOR A REDUCTION IN THE AMOUNT REQUIRED OFF-STREET PARKING SPACES REQUIRED BY A USE AND LOCATION OF PARKING SPACES PER SECTION 606.01, TABLE 6.4.

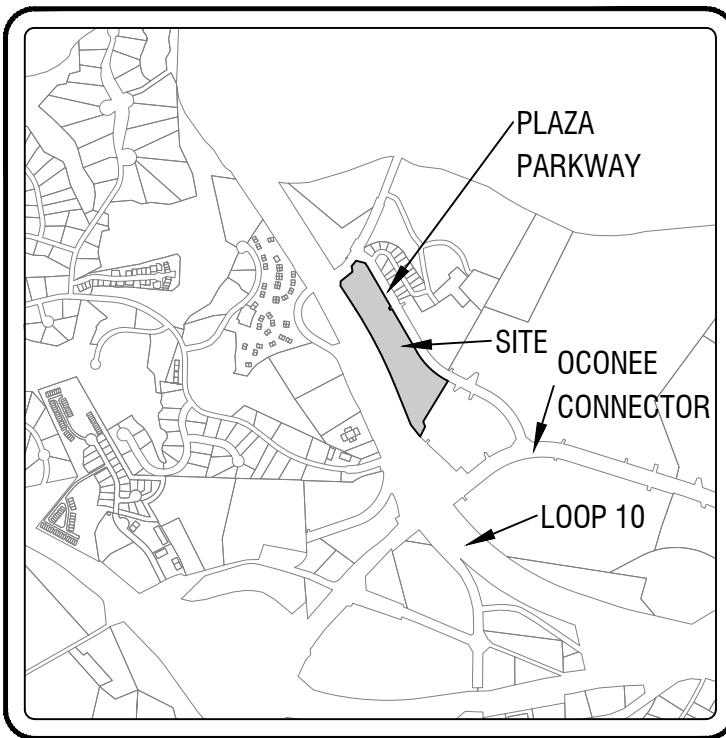
REZONE CONCEPT PLAN NOTES

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

CROSS-ACCESS EASEMENT NOTE

DUE TO SHARED PARKING AND ACCESS FOR THE THREE PARCELS, A BLANKET CROSS-ACCESS EASEMENT WILL BE PLATTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCIES.

VICINITY MAP - SCALE: 1" = 2000'



PROJECT DATA

PROPERTY OWNER:
AAC LAND PARTNERS, LLC
8330 MACON HIGHWAY, BLDG. 300
ATHENS, GEORGIA 30606
ATTN: KYLE WARD, 706.474.1348

DEVELOPER:
AAC LAND PARTNERS, LLC
8330 MACON HIGHWAY, BLDG. 300
ATHENS, GEORGIA 30605
ATTN: KYLE WARD, 706.474.1348

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

PHYSICAL ADDRESS: 1660 PLAZA PARKWAY

TAX PARCEL: C01 050

TOTAL PROJECT ACREAGE: 14.3350 ACRES (624,432.79 SF.)

CONTOUR INTERVAL: 1' NOAA TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A ACRE PROFESSIONAL SURVEYORS BOUNDARY SURVEY FOR ST. MARY'S HIGHLAND HILLS, INC., DATED 09.13.2024.

EXISTING ZONING: B-2

EXISTING USE: VACANT TRACT

PROPOSED USE: HEALTH CLUB & MEDICAL OFFICE

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C0065E, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130453, (OCOONEE UNINCORPORATED AREAS), GEORGIA.

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

THERE ARE NO WETLANDS DELINEATED ON SITE.

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

B2 ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 20,000 SF.
MINIMUM LOT AREA (WITHOUT SEWER): 1,00 AC.
MINIMUM LOT WIDTH (WITH SEWER): 100'
MINIMUM LOT WIDTH (WITHOUT SEWER): 150'
MINIMUM BUILDABLE AREA: NA
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA
MINIMUM FRONT YARD: 20' - MAJOR THOROUGHFARE / 15' - MINOR STREET
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 55'
MAXIMUM LOT COVERAGE: 80%

SERVICE PROVIDERS

WATER: OCOONEE COUNTY WATER RESOURCES DEPARTMENT
SANITARY SEWER: OCOONEE COUNTY WATER RESOURCES DEPARTMENT
ELECTRIC: WALTON EMC
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

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

PLANT LEGEND

	WILLOW OAK		SHRUB - 24" HEIGHT
	NUTTALL OAK		SHRUB - 36" HEIGHT
	OVERCUP OAK		SHRUB - 42" HEIGHT
	SHUMARD OAK		REDBUD
	EXISTING TREE		CRAPE MYRTLE

COMPANION SPECIAL EXCEPTION VARIANCE

A SPECIAL EXCEPTION VARIANCE HAS BEEN SUBMITTED AS A COMPANION REQUEST TO THIS REZONE MODIFICATION FOR A REDUCTION IN THE AMOUNT REQUIRED OFF-STREET PARKING SPACES REQUIRED BY A USE.

REVISIONS	DESCRIPTION
DATE	

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

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

ATHENS ATHLETIC CLUB
14.3350 AC. - 1660 PLAZA PARKWAY
OCOONEE COUNTY, GEORGIA

SCALE 1" = 100'
PROJECT NUMBER
2024-068
DATE
06.01.2026
REZONE CONCEPT PLAN
RZ01

[illegible]

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

06.01.2006

ISSUE PURPOSE

FOR REVIEW ONLY

ATHENS ATHLETIC CLUB
14.3350 AC. - 1660 PLAZA PARKWAY
OCONEE COUNTY, GEORGIA



SCALE 1" = 50'

0 25 50

PROJECT NUMBER

2024-068



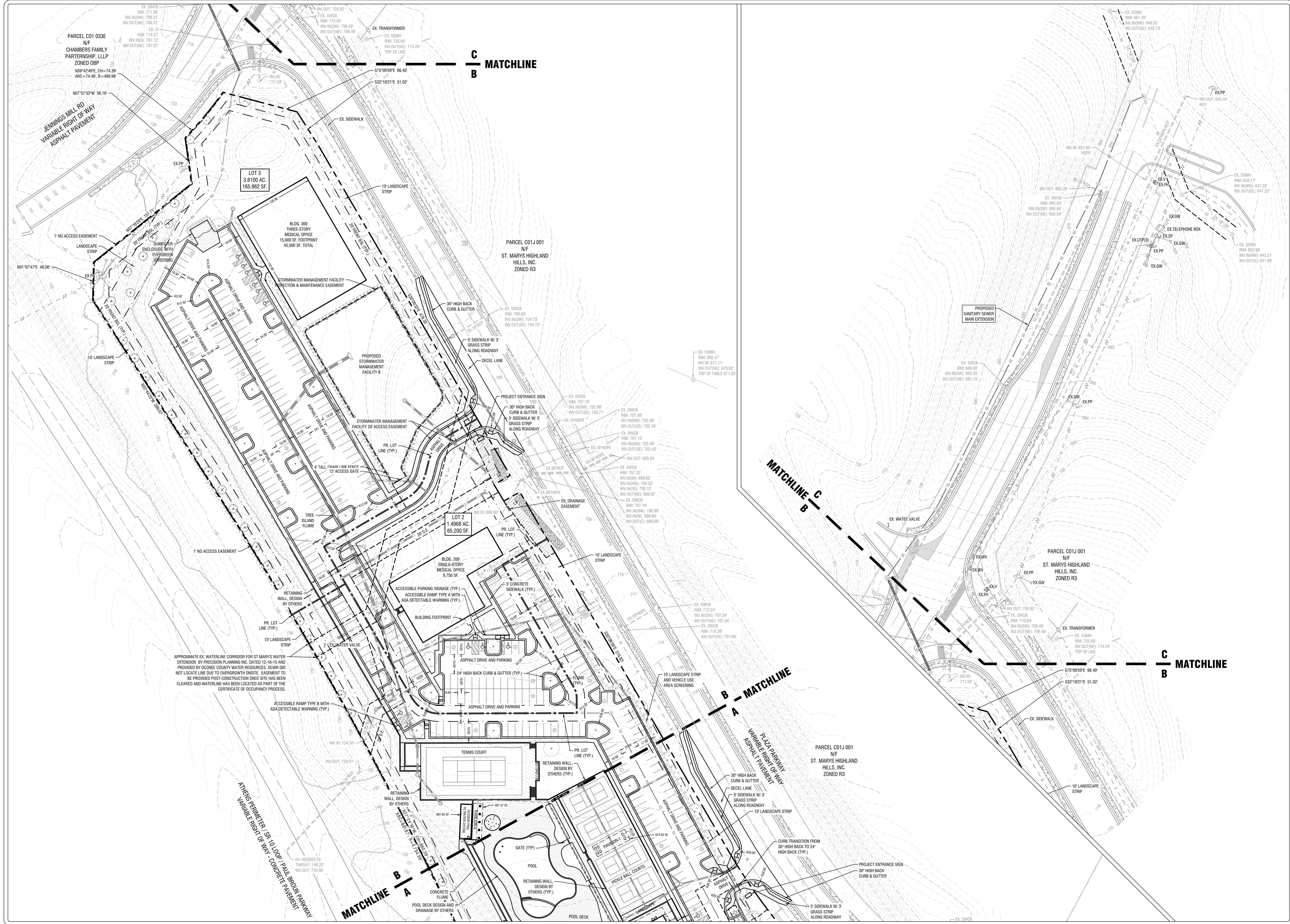
Know what's below.
Call before you dig.

DATE

06.01.2026

REZONE
CONCEPT
PLAN

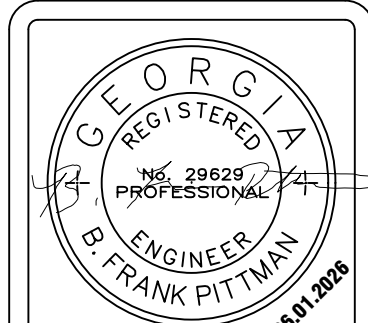
RZ02



REVISIONS	
DATE	DESCRIPTION

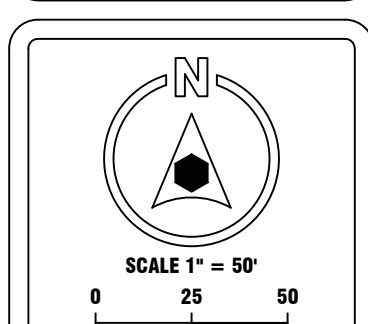


PITTMAN & GREER
ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM



ISSUE PURPOSE
FOR REVIEW ONLY

ATHENS ATHLETIC CLUB
14.3350 AC. - 1660 PLAZA PARKWAY
OCONEE COUNTY, GEORGIA



PROJECT NUMBER
2024-068

DATE
06.01.2026

REZONE
CONCEPT
PLAN

RZ03

**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 AAC Land Partners, LLC submitted on April 20, 2026.

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 Pittman & Greer Engineering on April 20, 2026, regarding a ±14.3550-acre tract of land located at 1660 Plaza Parkway, Oconee County, Georgia, (tax parcel no. C-01-050), 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 from Oconee County Unified Development Code Article 6 Section 604.04 and Table 6.1 to reduce the minimum required off-street parking spaces from 471 spaces to 441 spaces and requesting a special exception variance from Oconee County Unified Development Code Article 6 Section 606.01 and Table 6.4 to allow parking spaces to exceed the allowed distances from a building.

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 July 7, 2026.

ADOPTED AND APPROVED, this 7th day of July, 2026.

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: Pittman & Greer Engineering

APPLICATION SUBMISSION DATE: April 20, 2026

RE: Request for a Special Exception Variance on a ±14.3550-acre tract of land located at 1660 Plaza Parkway in Oconee County, Georgia, (tax parcel no. C-01-050), from Oconee County Unified Development Code Article 6 Section 604.04 and Table 6.1 to reduce the minimum required off-street parking spaces from 471 spaces to 441 spaces and requesting a special exception variance from Oconee County Unified Development Code Article 6 Section 606.01 and Table 6.4 to allow parking spaces to exceed the allowed distances from a building.

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 7th day of July, 2026.

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

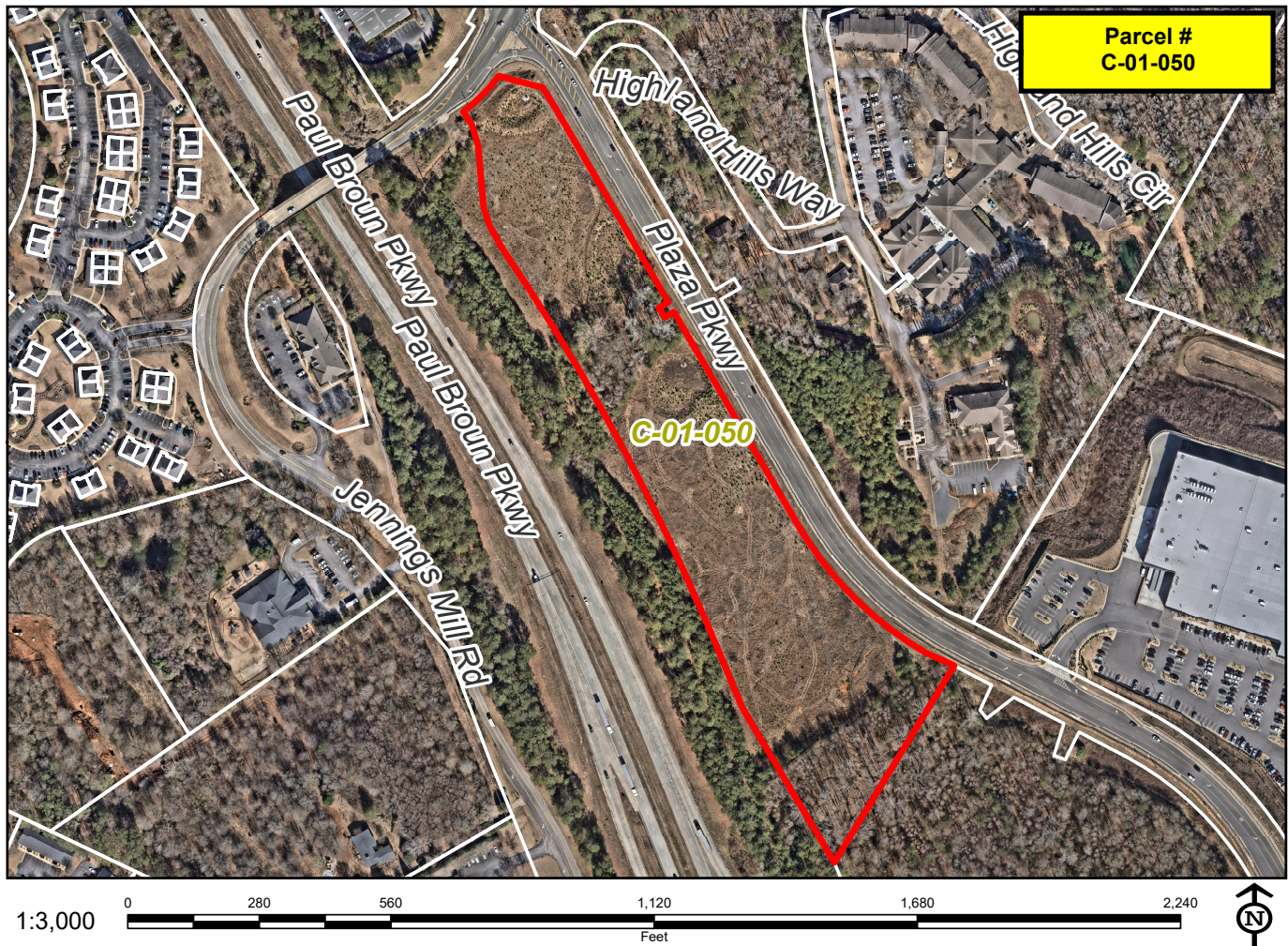
Mark Saxon, Member

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 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 wastewater services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner’s development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. At least 80 percent of exterior wall surfaces of all buildings and structures shall be either brick veneer, stone veneer or glass, or combination thereof. Additional primary and accent materials are allowed as indicated in UDC Section 306.03.
5. 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.
6. Transportation improvements shall be made according to the recommendations of the Traffic Impact Analysis dated April 2026 by Kimley-Horn and Associates, Inc.
7. All lots shall be accessed via Plaza Parkway; a one-foot no-access easement shall be recorded on the subject property on the frontage of Paul Broun Parkway/Loop 10 and Jennings Mill Road.
8. The following uses shall be excluded:
 - Dollar Stores
 - Variety Stores (Five and Dime)
 - Massage Therapy Establishment
 - Car, motorcycle, recreational vehicle and boat dealers
 - Pawnshop
 - Cigar and Tobacco Stores, including “Vape” Shops and Electronic Cigarette Stores
 - Tattoo Parlors
 - Used Merchandise Stores
 - Recreational Vehicle Parks and Subdivisions

TAX MAP

VARIANCE # P26-0116 - AAC LAND PARTNERS, LLC



TYPED LEGAL DESCRIPTION**LEGAL DESCRIPTION**

All that tract, or parcel of land, together with all improvements thereon, containing 14.335 acres, more or less, lying and being in the 1331st District, G.M., Oconee County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found on the northern end of a mitered intersection formed by the southeasterly right-of-way of Jennings Mill Road (right-of-way varies) and the Southwesterly right-of-way of Plaza Parkway (right-of-way varies), said point being the TRUE POINT OF BEGINNING; thence continuing along the right-of-way of Plaza Parkway South 75 degrees 09 minutes 59 seconds East, 96.40 feet to a concrete monument; thence South 32 degrees 18 minutes 21 seconds East, 51.02 feet to a concrete monument; thence South 30 degrees 09 minutes 33 seconds East, 478.35 feet to a concrete monument; thence South 60 degrees 38 minutes 21 seconds West, 23.28 feet to a concrete monument; thence South 30 degrees 48 minutes 08 seconds East, 24.21 feet to a concrete monument; thence North 60 degrees 12 minutes 19 seconds East, 23.04 feet to a concrete monument; thence South 30 degrees 09 minutes 36 seconds East, 519.83 feet to a concrete monument; thence 439.83 feet along an arc of a curve to the left, said curve having a radius of 768.69 feet, a chord bearing of South 46 degrees 39 minutes 15 seconds East, and a chord distance of 433.85 feet to a concrete monument; thence South 61 degrees 50 minutes 17 seconds East for a distance of 7.70 feet to an iron pin; thence leaving said right-of-way South 31 degrees 28 minutes 51 seconds West, 495.67 feet to an iron pin; thence South 21 degrees 35 minutes 21 seconds East, 56.83 feet to a concrete monument; thence South 26 degrees 42 minutes 29 seconds West, 116.46 feet to an iron pin located on the northerly right-of-way of Athens Perimeter, AKA SR 10 Loop (right-of-way varies); thence continuing along the right-of-way of Athens Perimeter North 38 degrees 06 minutes 42 seconds West, 155.89 feet to an iron pin; thence North 22 degrees 04 minutes 07 seconds West, 457.20 feet to a point; thence 881.67 feet along an arc of a curve to the left, said curve having a radius of 4734.39 feet, a chord bearing of North 27 degrees 24 minutes 16 seconds West, and a chord distance of 880.39 feet to a point; thence North 32 degrees 44 minutes 25 seconds West, 289.07 feet to an iron pin; thence North 01 degrees 07 minutes 47 seconds East, 48.06 feet to an iron pin on the right-of-way of Jennings Mill Road; thence continuing along the right-of-way of Jennings Mill Road North 51 degrees 16 minutes 29 seconds East, 157.71 feet to an iron point; thence North 07 degrees 57 minutes 33 seconds West, 58.16 feet to a concrete monument; thence 74.46 feet along an arc of a curve to the right, said curve having a radius of 499.96 feet, a chord bearing of North 39 degrees 42 minutes 49 seconds East, and a chord distance of 74.39 feet to a concrete monument BEING THE TRUE POINT OF BEGINNING;

Said tract being the same as “SUBJECT PARCEL” on a Boundary Survey for St. Mary’s Highland Hills, Inc., by ACRE Professional Surveyors, Inc. dated September 11.26.2024.

NARRATIVE

ATHENS ATHLETIC CLUB AND MEDICAL OFFICE

VARIANCE SUBMITTED 04/20/2026

REVISED 06/01/2026

GENERAL DATA

Property Address: 1660 Plaza Parkway
Parcel: C01 050
Owner: AAC Land Partners LLC
Existing Zoning: B2
Proposed Zoning: B2 Modified
Existing Use: Undeveloped with permitted Athletic Club
Proposed Use: Fitness Center/Health Club and Medical Office
Property Area: 14.3350 acres

ADJACENT LAND USES AND ZONING

North – Jennings Mill Road & Zoom Bait zoned OBP across Jennings Mill Rd.
West – The Athens Perimeter aka SR 10 Loop
South – Vacant tract zoned agricultural (AG)
East – Plaza Parkway & St Mary’s Highland Hills Village zoned R3 across Plaza Parkway

SPECIAL EXCEPTION VARIANCE REQUEST

A special exception variance is being requested from the automobile parking requirements, and more particularly, the minimum off-street parking spaces required by use as listed in Table 6.1 of the OC-UDC and the location of parking spaces per section 606.01, Table 6.4 of the OC-UDC.

Overall parking requirements for the development are as follows (please see rezone concept plan for individual lot requirements):

Required parking: 471 spaces

Sports Club/Health Spa = 4.5 spaces/1000 sf. gross floor area
 $(58,870.32/1,000) * 4.5 = 287.87$ minimum required spaces
Offices-Medical = 1 spaces/300 sf. of gross floor area
 $(54,750/300) = 182.5$ minimum required spaces

Proposed parking: 441 spaces

Standard surface: 345 (9'x19', 16 of those are handicap accessible)
Reduced surface: 80 (9'x17.5')
Compact surface: 16 (8'x16')(3.62% of total)

The request is a reduction in the amount of required parking for the Sports Club/Health Spa from 288 to only provide 224 spaces for the use on the proposed Lot 1 as illustrated on the Rezone Concept Plan. Additional spaces are provided on Lot 2 greater than the minimum required by the medical-office use. Cross-access and shared-use parking agreements will be put in place so parking spaces can be shared throughout the development. Also, parking space locations exceed the distances from an entrance for both the medical-office and health club as per Table 6.4.

NARRATIVE

SITE NARRATIVE

The property is 14.3350 acres, is currently zoned B2, and is in construction. The property owner is AAC Land Partners LLC. The property was rezoned in 2024 for a Fitness Center/Health Club and hotel. The 2024 rezone consisted of 2 total buildings with a 72,000 sf. Fitness Center/Health Club and a hotel described as 15,000 sf. with 81 rooms. A companion rezone request has been submitted to modify the existing site plan and conditions of zoning amendment# p24-0115. The purpose of the zoning modification is to allow medical office in lieu of the hotel along with increasing the number of buildings to four (4) and the proposed lot count to three (3). The rezone modification also increases the total square footage to a maximum 113,620.32 sf. onsite (58,870.32 designated as Fitness Center/Health Club use and 54,750 sf. as medical office use).

SITE DESCRIPTION

The property is located on the south side of Plaza Parkway. The Character Area for the property and its surrounding properties is identified as ‘Regional Center’ according to the 2023 Character Areas Map. The property is currently graded with the site under construction for an athletic facility. The site drains primarily from the west to the east.

PROPOSED USE

The proposed use of the property is a Fitness Center/Health Club and Medical Office. The proposed development will strive to keep with the professional modern and business themes of the surrounding area. Buildings and structures will be wood or steel construction, with exterior facades and accents including, but not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, aluminum and/or steel framed glass storefront or curtain walls, steel panels, textured concrete, stucco or plaster, and cedar plank or shingle siding. The roof is to be a gabled structure, single or multi-sloped roof, or a parapet structure. Roofing material to include asphalt shingles, TPO, and/or metal.

Architectural elements will aim to provide a subtle modern atmosphere and utilize neutral colors and textures (see attached representative architecture).

OWNERSHIP TYPE

The development will be privately owned. The development could consist of up to 3 lots with cross-access, parking, and common area maintenance agreements. Each lot could have separate ownership, or the property could remain under a single ownership. The property and buildings could also be placed in a condo form of ownership if the developer so desires.

ACCESS

Access will be via two (2) proposed drives along Plaza Parkway.

TRAFFIC IMPACT

The 2024 rezone request had traffic volumes as follows:

NARRATIVE

Trip Generation									
Land Use	ITE Code	Density	Daily Traffic	AM Peak Hour			PM Peak Hour		
			Total	Total	Enter	Exit	Total	Enter	Exit
Hotel	310	90 units	552	38	21	17	39	20	19
Health/Fitness Club	492	74,780 SF.	2156*	98	50	48	258	147	111
Net New Project Trips			2708	136	71	65	297	167	130

Based on the revised plan, traffic volumes are as follows:

Trip Generation									
Land Use	ITE Code	Density	Daily Traffic	AM Peak Hour			PM Peak Hour		
			Total	Total	Enter	Exit	Total	Enter	Exit
Health/Fitness Club	492	58,870 SF.	1697	82	38	44	231	120	111
Medical-Dental Office Building	720	54,750 SF.	2148*	139	108	31	197	59	138
Net New Project Trips			3845	221	146	75	428	179	249

**Note: Health/Fitness Club (LUC 492) includes swimming pools, tennis courts, and pickleball courts as ancillary facilities. Therefore, these facilities are not analyzed separately. Also, in the ITE Manual, daily trip generation rates are not provided for Health/Fitness Club, therefore, daily trips were estimated using ITE LUC 495 for Recreational Community Centers.*

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

WATER SUPPLY

Water supply will be via Oconee County Water Resources. An 8" water main currently exists in the right-of-way of Plaza Parkway. A water main extension has been permitted as part of the AAC project. Meters will be installed to meet the domestic water and irrigation demand. A water capacity letter has been obtained by OCWR. The estimated probable water demand is 28,500 GPD.

SEWAGE DISPOSAL

Sewage disposal will be provided by Oconee County Water Resources. A sewer main will be extended along Jennings Mill Road to the existing sewer. There will be a private sewer pump onsite for the facility to pump to

NARRATIVE

the proposed public gravity sewer main being extended down Jennings Mill Road. A capacity letter has been obtained from Oconee County Water Resources and is provided with this request. The estimated probable sewer demand is 24,500 gpd.

GARBAGE COLLECTION

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

UTILITIES

Electricity and Data will be supplied through power/data providers in the area.

STORMWATER MANAGEMENT AND DRAINAGE

There are two (2) proposed Stormwater Management Facilities to be constructed in the complex to manage the stormwater runoff from the development to meet the Oconee County stormwater ordinance. To convey stormwater to the pond, curb and gutter, along with RCP, CMP, or HDPE stormdrain will be utilized.

IMPACT TO SCHOOL SYSTEM

Impact to schools will be positive by generating an increased tax base without generating more students in the school system. There will be favorable initial and ongoing ripple economic impact on the county as a result of this development.

PROJECT SCHEDULE

Once zoning is approved in approximately July 2026, then site development plans will be created and permitted to begin construction in early 2027.

BUFFERS AND LANDSCAPING

A 15' buffer is shown along the southeast property line adjacent to AG zoning as required by OC-UDC Section 806. The buffer has been designed with details provided during the site development plans approval stage of the AAC project. Street trees, parking lot buffers, and parking lot tree plantings shall be installed in accordance with the OC-UDC.

MAINTENANCE OF COMMON AREAS

Common areas will be maintained via an association for the development.

SIGNAGE

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

ESTIMATED VALUE OF PROJECT

The complete buildout of the project is estimated to be \$38 Million.

NARRATIVE

REPRESENTATIVE ARCHITECTURE



NARRATIVE



PLAT

BOUNDARY SURVEY
1331 G.M.D., OCONEE COUNTY, GEORGIA
EXISTING TAX ID: C01-050
SUBJECT PROPERTY = 14.335 ACRES

PROJECT DATA

1. THIS SURVEY WAS CONDUCTED FOR THE CLIENT'S INFORMATION.
2. THE SURVEY WAS CONDUCTED ON 11/23/2024.
3. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT.

PROPERTY DATA

NO.	DATE	DESCRIPTION	ACRES
1	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
2	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
3	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
4	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
5	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
6	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
7	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
8	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
9	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
10	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
11	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
12	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
13	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
14	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
15	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
16	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
17	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
18	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
19	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
20	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
21	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
22	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
23	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
24	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
25	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
26	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
27	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
28	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
29	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
30	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
31	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
32	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
33	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
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40	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
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42	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
43	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
44	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
45	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
46	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
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48	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
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52	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
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54	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
55	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
56	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
57	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
58	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
59	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
60	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
61	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
62	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
63	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
64	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
65	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
66	11/23/2024	1331 G.M.D., OCONEE COUNTY, GEORGIA	14.335
67	11/23/2024		



SITE COVERAGE DATA (OVERALL TRACT)

TOTAL PROJECT ACREAGE: 14.3350 ACRES (624,432.79 SF.)
EXISTING LOT COVERAGE: 2,503.98 SF. (0.40% OF SITE)
CONCRETE & SIDEWALKS: 2,503.98 (0.40% OF SITE)

PROPOSED LOT COVERAGE: 308,906.98 SF. (49.47% OF SITE)
BUILDINGS, CANOPY, & PAVILION: 88,115.04 SF. (14.11% OF SITE)
PAVING: 152,395.60 SF. (24.41% OF SITE)
SIDEWALKS & CONCRETE AREAS: 68,396.34 SF. (10.95% OF SITE)

TOTAL LANDSCAPE AREA: 315,525.81 SF. (50.53% OF SITE)

LANDSCAPING REQUIREMENTS:

1 LARGE TREE REQUIRED / 3,600 SF. OF VEHICLE USE AREA
(SHOWN AS DOTTED HATCH ON THIS PLAN)
152,395.60 SF. / 3,600 SF. = 42.33 REQUIRED
45 PROPOSED

1 LARGE TREE REQUIRED / 40 LF. OF LANDSCAPE STRIP
PLAZA PARKWAY:
1663.67 LF. / 40 LF. = 41.59 REQUIRED
47 PROPOSED
JEWINGS MILL ROAD:
290.33 LF. / 40 LF. = 7.26 REQUIRED
2 PROPOSED
7 EXISTING
ATHENS PERIMETER:
1831.88 LF. / 40 LF. = 45.80 REQUIRED
46 EXISTING

BUILDING DATA

PROPOSED BUILDING AREA: 113,620.32 SF.
BUILDING 100 - 58,182.67 SF.
(FITNESS CENTER/HEALTH CLUB)
BUILDING POOL FILTRATION - 687.65 SF.
(ACCESSORY STRUCTURE TO THE MAIN BUILDING FOR POOL FILTRATION)
BUILDING 200-FIRST FLOOR - 9,750.00 SF.
(MEDICAL OFFICE)
BUILDING 300-FIRST FLOOR - 15,000.00 SF.
(MEDICAL OFFICE)
BUILDING 300-SECOND FLOOR - 15,000.00 SF.
(MEDICAL OFFICE)
BUILDING 300-THIRD FLOOR - 15,000.00 SF.
(MEDICAL OFFICE)

PROPOSED CANOPY AREA: 2,815.98 SF.
BUILDING 100 CANOPY - C1 - 67.54 SF.
BUILDING 100 CANOPY - C2 - 649.70 SF.
BUILDING 100 CANOPY - C3 - 873.20 SF.
BUILDING 100 CANOPY - C4 - 138.17 SF.
BUILDING 100 CANOPY - C5 - 621.53 SF.
BUILDING 100 CANOPY - C6 - 365.84 SF.
BUILDING 200 CANOPY - C1 - 100.00 SF.

PROPOSED PAVILION AREA: 2,366.39 SF.
PAVILION-1 - 674.02 SF.
PAVILION-2 - 677.00 SF.
PAVILION-3 - 567.37 SF.
PAVILION-4 - 448.00 SF.

PROPOSED BUILDING HEIGHT: <55'

LOT DATA

TOTAL NUMBER OF LOTS: 3

LOT SIZES:
LOT 1 - 9.0282 AC. (393,270 SF.)
LOT 2 - 1.4968 AC. (65,200 SF.)
LOT 3 - 3.8100 AC. (165,962 SF.)

OWNER RESERVES THE RIGHT TO HAVE LESS THAN THE NUMBER OF LOTS SHOWN AND/OR SUBDIVIDE THE PROJECT AS CONDO UNITS.

PARKING DATA - PER LOT BASIS

LOT 1:
REQUIRED PARKING: 288 SPACES
SPORTS CLUB/HEALTH SPA = 4.5 SPACES/1000 SF. GROSS FLOOR AREA
(58,870.32/1,000) 4.5 = 287.87 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 224 SPACES
STANDARD SURFACE: 137 (9'X19', 7 OF THOSE ARE HANDICAP ACCESSIBLE)
REDUCED SURFACE: 80 (8'X17.5)
COMPACT SURFACE: 7 (8'X16)(3.13% OF TOTAL)

LOT 2:
REQUIRED PARKING: 33 SPACES
OFFICES-MEDICAL = 1 SPACES/300 SF. OF GROSS FLOOR AREA
(9,750/300) = 32.5 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 65 SPACES
STANDARD SURFACE: 65 (9'X19', 3 OF THOSE ARE HANDICAP ACCESSIBLE)

LOT 3:
REQUIRED PARKING: 150 SPACES
OFFICES-MEDICAL = 1 SPACES/300 SF. OF GROSS FLOOR AREA
(45,000/300) = 150 MINIMUM REQUIRED SPACES

PROPOSED PARKING: 152 SPACES
STANDARD SURFACE: 143 (9'X19', 6 OF THOSE ARE HANDICAP ACCESSIBLE)
COMPACT SURFACE: 9 (8'X16)(5.98% OF TOTAL)

NOTE: A SPECIAL EXCEPTION VARIANCE HAS BEEN SUBMITTED AS A COMPANION REQUEST TO THIS REZONE MODIFICATION FOR A REDUCTION IN THE AMOUNT REQUIRED OFF-STREET PARKING SPACES REQUIRED BY A USE AND LOCATION OF PARKING SPACES PER SECTION 606.01, TABLE 6.4.

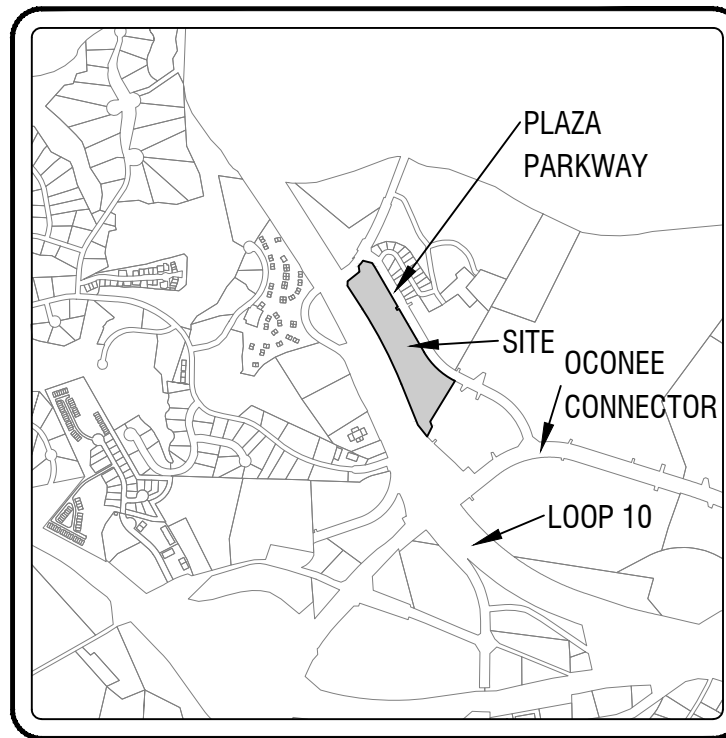
VARIANCE CONCEPT PLAN NOTES

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

CROSS-ACCESS EASEMENT NOTE

DUE TO SHARED PARKING AND ACCESS FOR THE THREE PARCELS, A BLANKET CROSS-ACCESS EASEMENT WILL BE PLATTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCIES.

VICINITY MAP - SCALE: 1" = 2000'



PROJECT DATA

PROPERTY OWNER:
AAC LAND PARTNERS, LLC
8330 MACON HIGHWAY, BLDG. 300
ATHENS, GEORGIA 30606
ATTN: KYLE WARD, 706.474.1348

DEVELOPER:
AAC LAND PARTNERS, LLC
8330 MACON HIGHWAY, BLDG. 300
ATHENS, GEORGIA 30605
ATTN: KYLE WARD, 706.474.1348

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

PHYSICAL ADDRESS: 1660 PLAZA PARKWAY
TAX PARCEL: C01 050
TOTAL PROJECT ACREAGE: 14.3350 ACRES (624,432.79 SF.)
CONTOUR INTERVAL: 1' NOAA TOPO
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A ACRE PROFESSIONAL SURVEYORS BOUNDARY SURVEY FOR ST. MARY'S HIGHLAND HILLS, INC., DATED 09.13.2024.
EXISTING ZONING: B-2
EXISTING USE: VACANT TRACT
PROPOSED USE: HEALTH CLUB & MEDICAL OFFICE

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13219C00065E, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130453, (OCOONEE UNINCORPORATED AREAS), GEORGIA.

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

THERE ARE NO WETLANDS DELINEATED ON SITE.

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

B2 ZONING REGULATIONS

MINIMUM LOT AREA (WITH SEWER): 20,000 SF.
MINIMUM LOT AREA (WITHOUT SEWER): 1,00 AC.
MINIMUM LOT WIDTH (WITH SEWER): 100'
MINIMUM LOT WIDTH (WITHOUT SEWER): 150'
MINIMUM BUILDABLE AREA: NA
MINIMUM AREA LYING ABOVE FLOODPLAIN: NA
MINIMUM FRONT YARD: 20' - MAJOR THOROUGHFARE / 15' - MINOR STREET
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 55'
MAXIMUM LOT COVERAGE: 80%

SERVICE PROVIDERS

WATER: OCOONEE COUNTY WATER RESOURCES DEPARTMENT
SANITARY SEWER: OCOONEE COUNTY WATER RESOURCES DEPARTMENT
ELECTRIC: WALTON EMC
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

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

PLANT LEGEND

	WILLOW OAK		SHRUB - 24" HEIGHT
	NUTTALL OAK		SHRUB - 36" HEIGHT
	OVERCUP OAK		SHRUB - 42" HEIGHT
	SHUMARD OAK		REDBUD
	EXISTING TREE		CRAPE MYRTLE

COMPANION REZONE REQUEST

A REZONE REQUEST HAS BEEN SUBMITTED TO MODIFY THE EXISTING SITE PLAN AND CONDITIONS OF ZONING AMENDMENT# P24-0115.

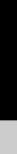
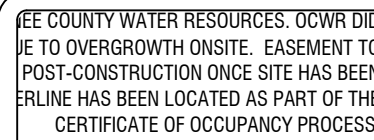
REVISIONS	DESCRIPTION
DATE	

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

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

ATHENS ATHLETIC CLUB
14.3350 AC. - 1660 PLAZA PARKWAY
OCOONEE COUNTY, GEORGIA

SCALE 1" = 100'
PROJECT NUMBER
2024-068
811
DATE
06.01.2026
SPECIAL EXCEPTION VARIANCE CONCEPT PLAN
VAR01

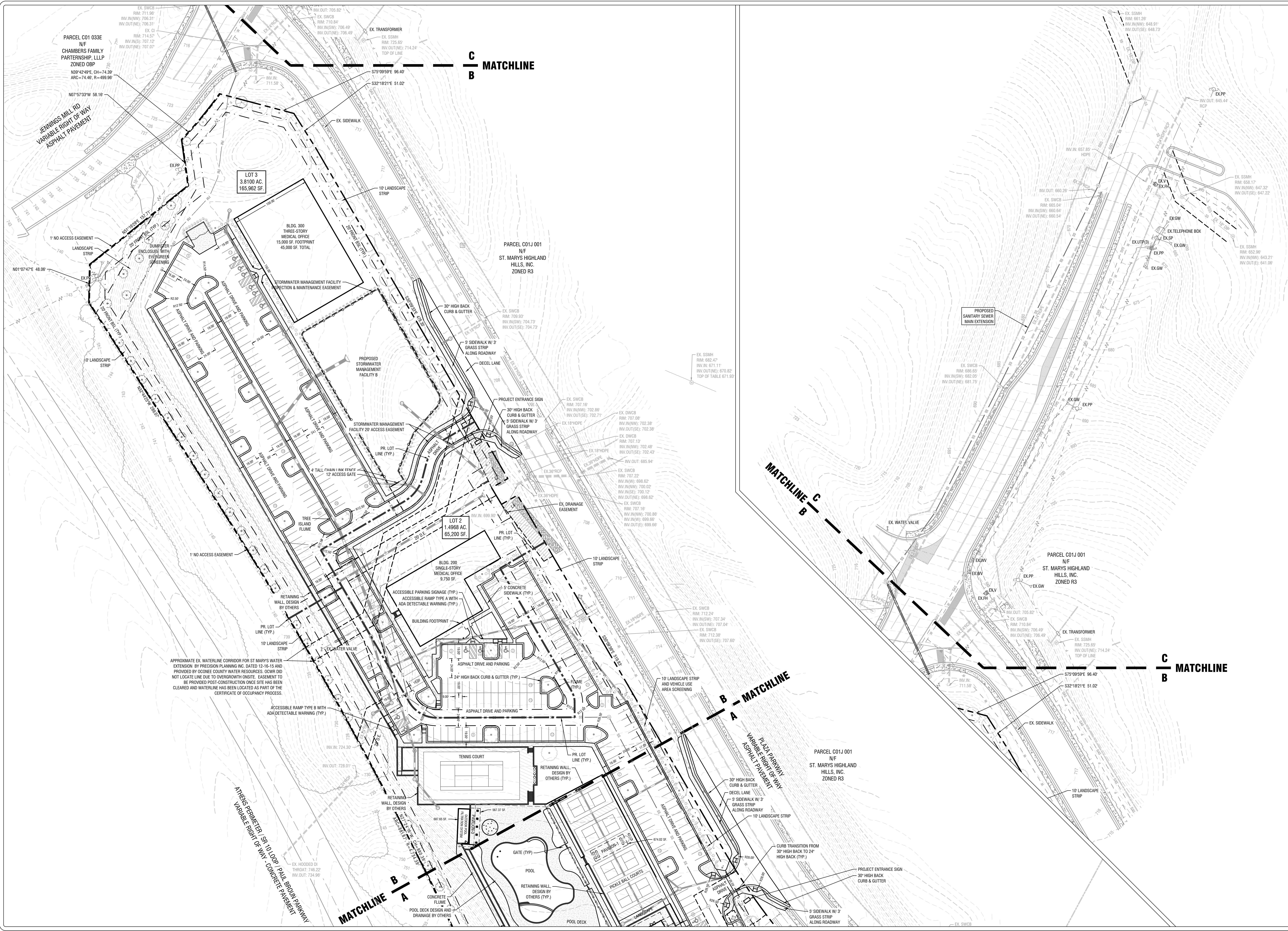


PITTMAN & GREER
ENGINEERING P.C.

1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677

P. 706.419.9244 - WWW.PITTMANGREER.COM





REVISIONS	
DATE	DESCRIPTION

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

ATHENS ATHLETIC CLUB
14.3350 AC. - 1660 PLAZA PARKWAY
OCONEE COUNTY, GEORGIA

PROJECT NUMBER
2024-068

DATE
06.01.2026

SPECIAL EXCEPTION
VARIANCE
CONCEPT PLAN

VAR03

**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 property owned by Front Row Properties, LLC initiated on April 20, 2026.

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 Valiant Services on April 20, 2026, requesting to revise the conditions for previously approved rezone #7278 for property located at 2053 Experiment Station Rd, Buildings 800 and 900 in Oconee County, Georgia, (tax parcel no. B-06M-800 and B-06M-900), currently zoned OIP (Office Institutional Professional 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 Planning Commission and a Public Hearing was duly held by the same on June 15, 2026, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 7, 2026.

ADOPTED AND APPROVED, this 7th of July, 2026.

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: Pittman & Greer Engineering

APPLICATION INITIATION DATE: April 20, 2026

RE: Request to revise the conditions for a previously approved rezone #7278 on property located at 2053 Experiment Station Rd, Buildings 800 and 900, Oconee County, Georgia, (tax parcel no. B-06M-800 and B-06M-900) zoned OIP (Office Institutional Professional District).

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

This 7th day of July, 2026.

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 P26-0117

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. The owner at their own expense shall construct the improvements required by the County for public water and public wastewater services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner’s development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The total building square footage of the development shall not exceed 63,700 SF.
5. Site lighting shall be oriented to the interior of the site so as not to impose glare or objectionable light levels on the neighboring residential properties. Light levels shall be zero-foot candles at property lines of any adjoining residential-zoned or residential-use property.
6. Dumpsters shall not be located within 100 feet of the property line of any residential-zoned or residential-use property.
7. The applicant shall submit a Field Change to update the parking allocations for the proposed Neighborhood Scale Church.
8. The Neighborhood Scale Church shall meet all UDC criteria per section 318.01.
9. Principal uses not allowed in the office park shall be as follows:
(see next page)

EXHIBIT “A” TO REZONE NO P26-0117**Page 2 of 8**

Nursing Care Facilities	Intercity Couriers (FedEx, UPS), Package Drop-off only
Continuing Care Retirement Community	Telephone and Other Wired Telecommunications Carriers
Assisted Living Facility	Alternate ("Stealth") Towers and Antennae
Personal Care Homes, Group (up to 15 under care)	Additions to Existing Towers or Mounted on Nonresidential Building
Personal Care Homes, Congregate (more than 15 under care)	Electric Power Transmission and Distribution Lines
Wholesale Trade, no Showrooms or Outdoor Storage	Natural Gas Distribution
Electronic Shopping and Mail-Order Houses	Family Planning Centers
Direct Selling Establishments, except Fuel Dealers	Outpatient Mental Health and Substance Abuse Centers
Home Health Care Services	HMO Medical Centers
Automobile Commercial Parking Lots and Garages	Kidney Dialysis Centers
News Syndicates	Freestanding Ambulatory Surgical and Emergency Centers
	General Medical and Surgical Hospitals
Private Business Schools and Computer and Management Training	Specialty Hospitals (except Psychiatric and Substance Abuse)
Private Technical and Trade Schools	Cemeteries and Mausoleums
Language Schools	Private Schools: Kindergarten, Elementary and Secondary
Museums	Private Schools: Junior Colleges
Historical Sites (Commercial)	Private Schools: Colleges and Universities
Community Recreation Facility (non-profit) including YMCA, Senior Centers, Area-wide Recreation Center	Veterinarian's Office, Clinic, and Animal Hospital
Automobile Driving Schools with Classroom and "On-the-Road" Training only	Fine Arts Schools
Private Schools: Religious Exempt Nonpublic Post Secondary Institutions	

EXHIBIT "A" TO REZONE NO P26-0117

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TAX MAP

REZONE # P25-0139 - OCONEE COUNTY BOARD OF COMMISSIONERS

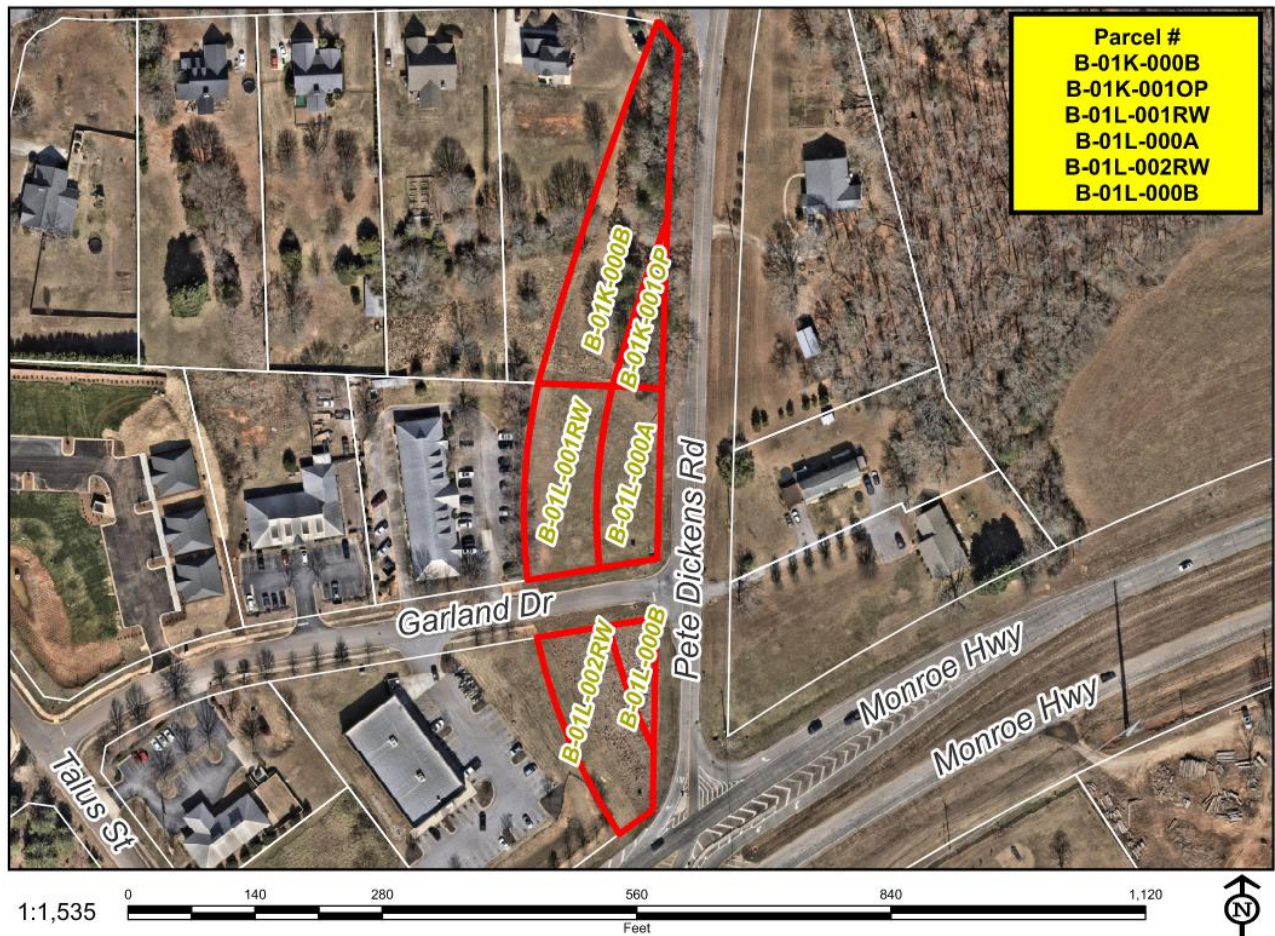


EXHIBIT "A" TO REZONE NO P26-0117

Page 4 of 8

LEGAL DESCRIPTION

LEGAL DESCRIPTION - BUILDING 800

All that tract or parcel of land lying and being in GMD 221, Oconee County, Georgia and being more particularly described as follows: Commence at SPC83 - Georgia West at an established pk nail in asphalt North 1409099.39 West 2517178.21, said nail being the point of beginning, thence South 10 degrees 02 minutes 23 seconds West a distance of 241.32 feet to an iron pin found; thence continuing South 10 degrees 02 minutes 23 seconds West a distance of 186.46 feet to an iron pin found; thence continuing South 10 degrees 02 minutes 23 seconds West a distance of 40.35 feet to an iron pin found; thence running South 74 degrees 34 minutes 00 seconds East a distance of 125.00 feet to an iron pin found; thence running North 80 degrees 27 minutes 02 seconds East a distance of 64.95 feet to a point on the southeasterly corner of building denoted as Building 900, thence leaving the corner of Building 900 and running South 73 degrees 01 minutes 25 seconds East a distance of 53.32 to a point on the southwesterly corner of building denoted as Building 800, said point being the TRUE POINT OF BEGINNING; thence running North 15 degrees 15 minutes 28 seconds East a distance of 49.66 feet to a point; thence running South 74 degrees 44 minutes 32 seconds East a distance of 99.56 feet to a point; thence running South 15 degrees 15 minutes 28 seconds East a distance of 49.66 feet to a point; thence running North 74 degrees 44 minutes 32 seconds West a distance of 99.56 feet to a point, said point being the TRUE POINT OF BEGINNING. Said property being more particularly described as BUILDING 800 4944 S.F. on a Revised Condominium Plat for: Butler's Park Condominiums by Baseline Surveying & Engineering, inc., Ray N. Woods, GRLS #2049, dated January 10, 2022, revised March 27, 2026, and is known as Tax Map B06M 800, according to the present system of numbering in Oconee County, Georgia Tax Accessor's Office.

LEGAL DESCRIPTION - BUILDING 900

All that tract or parcel of land lying and being in GMD 221, Oconee County, Georgia and being more particularly described as follows: Commence at SPC83 - Georgia West at an established pk nail in asphalt North 1409099.39 West 2517178.21, said nail being the point of beginning, thence South 10 degrees 02 minutes 23 seconds West a distance of 241.32 feet to an iron pin found; thence continuing South 10 degrees 02 minutes 23 seconds West a distance of 186.46 feet to an iron pin found; thence continuing South 10 degrees 02 minutes 23 seconds West a distance of 40.35 feet to an iron pin found; thence running South 74 degrees 34 minutes 00 seconds East a distance of 125.00 feet to an iron pin found; thence running North 07 degrees 03 minutes 36 seconds East a distance of 96.40 feet to a point on the southwesterly corner of building denoted as Building 900, said point being the TRUE POINT OF BEGINNING; thence running North 58 degrees 24 minutes 35 seconds East a distance of 59.82 feet to a point; thence running South 31 degrees 35 minutes 25 seconds East a distance of 99.66 feet to a point, thence running South 58 degrees 24 minutes 35 seconds West a distance of 59.82 feet to a point, thence running North 31 degrees 35 minutes 25 seconds West a distance of 99.66 feet to a point, said point being the TRUE POINT OF BEGINNING. Said property being more particularly described as BUILDING 900 5962 S.F. on a Revised Condominium Plat for: Butler's Park Condominiums by Baseline Surveying & Engineering, inc., Ray N. Woods, GRLS #2049, dated January 10, 2022, revised March 27, 2026, and is known as Tax Map B06M 900, according to the present system of numbering in Oconee County, Georgia Tax Accessor's Office.

EXHIBIT "A" TO REZONE NO P26-0117

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NARRATIVE

Rezone Narrative

Eddie Powell of Front Row Properties, LLC would like to request a change in conditions to rezoning #7278 for the property located at 2053 Experiment Station Road, Buildings 800 and 900. These buildings are part of the the Butler's Park Condominiums and are referred to as Tax Parcel #s B 06M 800 and B 06M 900, totaling 0.25+/- acres of the overall 8.098 acres that the park encompasses. These parcels are located at the rear of the Butler's Park Condominium development. The building shells have been constructed and feature completed parking lots, sidewalks and landscaping. The proposed request will preserve the existing O-I-P zoning, but allow for a Change of Conditions for use of these buildings as a Neighborhood Scale Church as outlined in section 318.1.b of the Oconee County Unified Development Code. This use is typically a Use By Right in the O-I-P zoning category, but was excluded in rezone #7278, along with numerous other uses. The proposed church use will feature an assembly area with 125 seats. The buildings are fee-simple and part of the condominium association. The church plans to operate on Sundays and Wednesdays. The hours on Sunday will be from 9AM to 12PM with one service taking place. The hours on Wednesdays are from 7PM to 9PM. No part of the church will be rented or leased to members of the general public.

The adjacent properties to this existing business condominium park include the Publix Shopping Center (B-1), the Clipper Petroleum gas station (B-1), an adjacent vacant lot fronting the Oconee Connector (O-I-P), Killarney Subdivision (AG), Westbury Subdivision (R-1), and a private residence (AG). The residential uses are buffered (as approved on the rezone plans and construction drawings) by both a planted buffer and an undisturbed buffer.

The existing uses within the twelve buildings in the complex are as follows: Building 100 - Medical Office, Building 200A - Office, Building 200B - Medical Office, Building 300 - Medical Office, Building 400A - Office, Building 400B - Medical Office, Building 500 - Office, Building 600 - Office, Building 700 (not constructed) - Office, Building 800 - Proposed Church, Building 900 - Proposed Church Office, Building 1000A - Medical Office, Building 1000B - Office, Building 1100 - Office, Building 1200 (not constructed) - Office.

Buildings 800 and 900 are existing building shells located in an existing development. These buildings have been built and their location is precisely described on the recorded plat for Butler's Park Condominiums. The photos included in this packet are actual photos of the front facades of the buildings 800 and 900. The buildings feature entry doors at the center in the front and upon build-out, will also feature emergency egress in the rear. The values of the buildings at build-out is estimated to be 1.3 to 1.4 million dollars. The church has agreed to purchase the first building (800) less than one week after approval of this rezone request. Build-out will begin upon purchase by the church.

The access and traffic will follow the established pattern within the development. No alterations to the parking lot or access drive are proposed by this request. The proposed use would be less intensive than other uses allowed in the current OIP zoning that was granted by rezone #7278. Since most other buildings in the development are occupied by offices, a Neighborhood Scale Church would be complimentary to these uses, as the church will be busy on days and times when the parking for the offices is not in high demand. Conversely, the parking in front of the proposed church buildings would be available during the week and business hours, the times when the offices experience their peak usage. Based on the ITE Trip Generation Manual, a 125 seat church will contribute approximately 153 trips on Sunday with an average rate of 1.22 trips per seat and a weekday rate of 68 trips at 0.54 trips per seat. The only proposed days of operation are Sunday and Wednesday.

The water and sewer are already established for this project and no changes would be proposed. Oconee County uses a multiplier of 5 GPD per seat meaning that 125 x 5 equals 625 Gallons Per Day during days of operation. Storm water and drainage are already constructed for the entire park. The building shells are already served by power and telecom. There is no gas service available at the property. The park features common dumpsters which are emptied by private contractors. Everything was designed, permitted and constructed when this property was redesigned in late 2018. No alterations or changes to utilities will be necessary.

This project will have no impact to schools. The landscaping in the development was implemented many years ago at this point, which has given the plants time to establish and mature. This is beneficial from a standpoint of the buffer plantings. Buildings 800 and 900 were also landscaped at the time of their shell construction. The schedule for build-out of the interiors would be promptly upon the necessary county approvals of this project.

In conclusion, we feel that this change of conditions to rezone # 7278 will have minimal adverse impacts to the development or the surrounding neighborhood. Instead, we feel that the use as a church would compliment the other businesses in the Butler's Park Condominiums since the peak demand of the church and the offices largely offset one another. The use as a neighborhood scale church in this area would be a positive addition to the community. The church will be a low-intensity use that serves the residents of Oconee County.

ARCHITECTURAL SKETCHES

BUILDING 800 FRONT ELEVATION



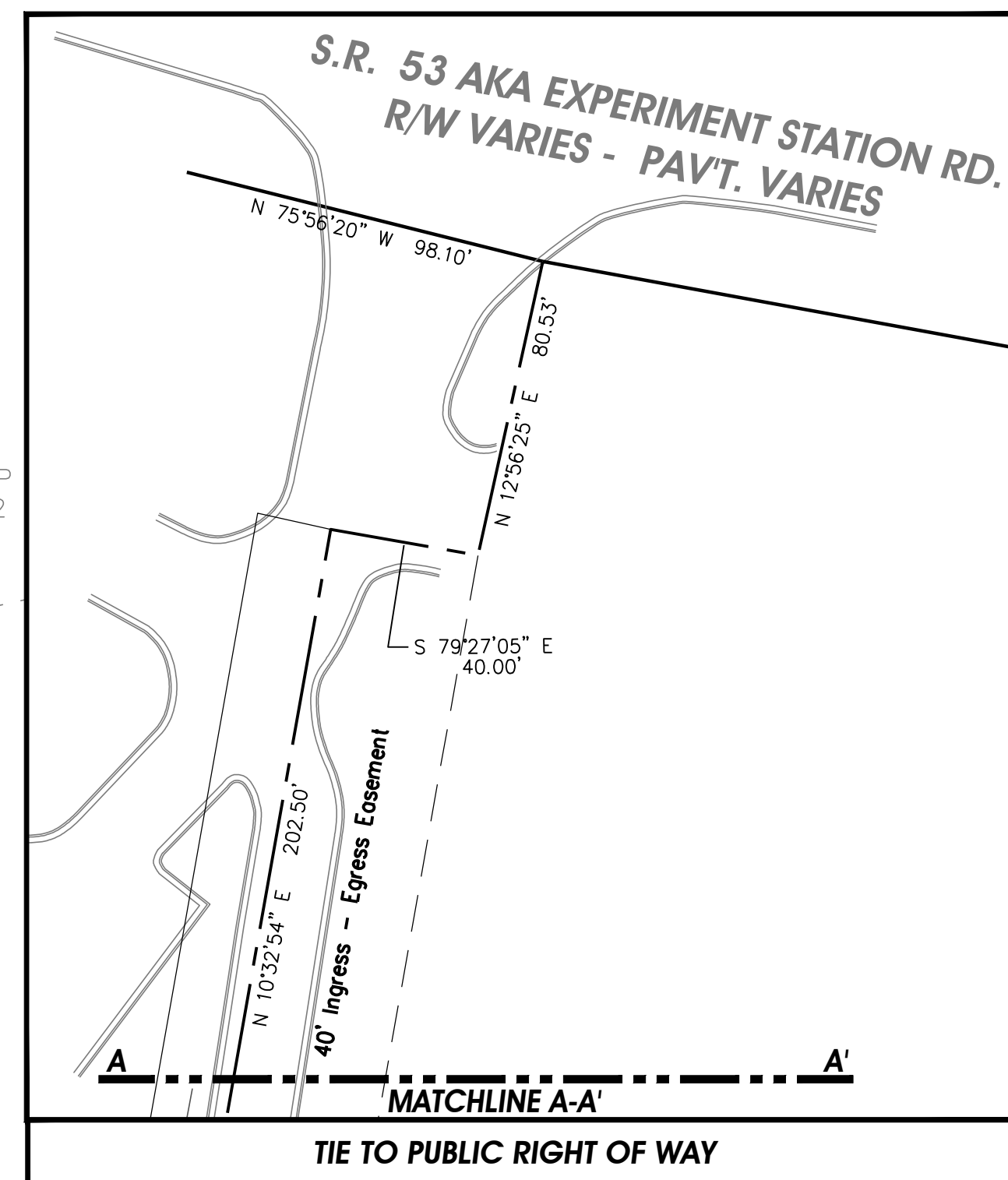
BUILDING 900 FRONT ELEVATION



Page 7 of 8

PLAT

[illegible]



- EX. ZONING: O-I-P PER REZONE #7278
- PROPOSED REZONING CHANGE OF CONDITIONS: TO ALLOW FOR THE USE OF BUILDINGS 800 AND 900 AS A NEIGHBORHOOD SCALE CHURCH.
- THIS PLAN IS BASED ON AN AS-BUILT SURVEY BY BASELINE SURVEYING AND ENGINEERING, DATED APRIL 16, 2020, UPDATED 01/10/2022, 03/10/26 AND RECORDED AS PB. 2026, PG. 51.
- PLANS PREPARED BY: RED ROCK DESIGN, LLC. PROJECT CONTACT: DAVID ELDER
P.O. BOX 1122 JEFFERSON, GA 30549 678.227.4545
- APPLICANT FOR REZONE: VALIANT SERVICES P.O. BOX 100 BOGART, GA 30622 PROJECT CONTACT: DAVID ELDER 678.227.4545
- DEVELOPER: FRONT ROW PROPERTIES, LLC PROJECT CONTACT: MR. EDDIE POWELL 1951 ASTONDALE RD. BISHOP, GA 30621 706.207.7117
- PROPERTY LOCATION: THE SUBJECT PROPERTY IS LOCATED AT: 2053 EXPERIMENT STATION RD. WATKINSVILLE, GA 30677
- TAX PARCEL #S: B-06M-800 AND B-06M-900
- OVERALL PROPERTY ACREAGE: 8.098 ACRES
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA PER FEMA FLOOD MAP NUMBER 13219C0130E DATED 09/15/2022.
- EXISTING USE: BUILDINGS 800 AND 900 ARE CURRENTLY VACANT SHELLS
- PROPOSED USE: TWO BUILDINGS ARE INVOLVED IN THIS REQUEST. THE PROPOSED USE IS A NEIGHBORHOOD SCALE CHURCH FACILITY
- UTILITIES (NO EXTENSION OF UTILITIES PROPOSED): WATER: OCOEE COUNTY SEWER: OCOEE COUNTY GAS: N/A CABLE: AT&T TELEPHONE: AT&T
- POWER: WALTON EMC
- SIGNAGE TO BE LOCATED/ADDED TO THE EXISTING SIGN AT THE ENTRANCE TO THE PROJECT. SIGNAGE TO BE PERMITTED SEPARATELY BY OTHERS.
- GARBAGE WILL BE DISPOSED OF IN AN ON-SITE DUMPSTER THAT WILL BE EMPTIED BY A PRIVATE CONTRACTOR.
- TOTAL RENTABLE BLDG. AREA AS APPROVED FOR THIS SITE: 12 BUILDINGS TOTALING 63,400 S.F. - DENSITY: 7,822 S.F./ACRE EXISTING BUILDING SHELL 800: 5,000 S.F. - 50' X 100' EXISTING BUILDING SHELL 900: 6,000 S.F. - 60' X 100' BUILDING SETBACKS REQUIRED PER ODC TABLE 4.6: FRONT: 15' (LOCATED WITHIN STATE WATERS BUFFER) SIDE: 10' REAR: 10'
- PARKING REQUIRED FOR THE OVERALL DEVELOPMENT: 3.5 SPACES/1,000 S.F. OR 63,400/1,000 = 63.40 X 3.5 = 222 SPACES REQUIRED
- PARKING PROVIDED FOR THE OVERALL DEVELOPMENT: 236 TOTAL PARKING SPACES PROVIDED INCLUDING 12 HANDICAP PARKING SPACES. 3.72 SPACES/1,000 S.F.
- TOTAL AREA COVERED BY PARKING 92,485.30 S.F. OR 2.12 ACRES
- TOTAL AREA COVERED BY BUILDINGS 63,400 S.F. OR 1.46 ACRES
- TOTAL AREA COVERED BY SIDEWALKS PER APPROVED CONSTRUCTION PLANS: 15,644.03 S.F. OR 0.36 ACRES
- TOTAL AREA COVERED BY EXISTING ROADWAY 19,354.26 S.F. OR 0.44 ACRES
- MAX. PERCENTAGE OF LOT COVERAGE PER UDC TABLE 4.1: 70% LOT COVERAGE AT BUILD-OUT: 4,369 ACRES / 8.098 ACRES TOTAL: 0.5396 OR 53.96% NO CHANGES TO LOT COVERAGE ARE PROPOSED BY THIS PLAN.
- TOTAL COMMON SPACE: 289,349 S.F. OR 6.64 AC.
- NUMBER OF SEATS PROPOSED FOR CONGREGATION ASSEMBLY: 125
- PARKING REQUIRED FOR NEIGHBORHOOD SCALE CHURCH: 125 SPACES PER 4 SEATS OF ASSEMBLY = 125 / 4 = 31.25 OR 32 SPACES REQUIRED. 42 SPACES PROVIDED.
- THE CHURCH WILL OPERATE OUTSIDE OF THE MAIN BUSINESS HOURS FOR ANY ADJACENT USE IN THE BUTLER'S PARK CONDOMINIUMS, MORE SPECIFICALLY: SUNDAYS FROM 9AM-12PM AND WEDNESDAYS FROM 7PM TO 9PM. THE PROPOSED USE AS A NEIGHBORHOOD SCALE CHURCH IS PLANNED TO FOLLOW THOSE STANDARDS OUTLINED IN SECTION 318.01.b OF THE OCOEE COUNTY UNIFIED DEVELOPMENT CODE.

PARKING CALCULATIONS BY BUILDING (UPDATED PER 2026 OCOEE COUNTY UDC)					
BUILDING	BUSINESS	USE	SOFT	SPACES PER TABLE 6.1	
100	BEHAVIOR LINK	MED OFF	4,000	1.0/300 = 13.33	14
200 A	OFFICE	OFFICE	2,500	3.0/1000 = 7.5	8
200 B	THERAPY SOUTH WATKINSVILLE	MED OFF	2,500	1.0/300 = 8.33	9
300	LUGO PLASTIC SURGERY	MED OFF	5,000	1.0/300 = 16.66	17
400 A	SECURE CHOICE MARKETING	OFFICE	2,500	3.0/1000 = 7.5	8
400 B	NEW VIEW INTER. PEDIATRICS	MED OFF	2,500	1.0/300 = 8.33	9
500	BRISTOL HOSPICE	OFFICE	5,000	3.0/1000 = 15	15
600	CLOVERLEAF CONSTRUCTION	OFFICE	5,000	3.0/1000 = 15	15
700	OFFICE	OFFICE	6,000	3.0/1000 = 18	18
800	CHURCH 125 SEATS	CHURCH	4,944	1.0/4SEATS = 31.25	32
900	CHURCH OFFICE	OFFICE	5,962	3.0/1000 = 17.89	18
1000 A	WOMAN'S HEALTH COMPANY	MED OFF	3701	1.0/300 = 12.34	13
1000 B	OFFICE	OFFICE	3701	3.0/1000 = 11.10	12
1100	QUARTMAN HODSON ATTORNEY	OFFICE	5131	3.0/1000 = 15.39	16
1200	OFFICE	OFFICE	5300	3.0/1000 = 15.9	16
TOTAL SPACES REQUIRED FOR COMPLEX BASED ON USES ABOVE					220
TOTAL SPACES CONSTRUCTED IN 2018 REDEVELOPMENT - 236, INCLUDING 12 HANDICAP					
HANDICAP SPACES REQUIRED: 201-300 SPACES REQUIRE 7 HANDICAP SPACES INCLUDING TWO VAN ACCESSIBLE SPACES. PROVIDED ARE 12 HANDICAP SPACES INCLUDING TWO VAN ACCESSIBLE SPACES, ONE IN FRONT OF BLDG. 100 AND ONE IN FRONT OF BLDG. 800					

GENERAL NOTES:

- THERE ARE STATE WATERS OR WETLANDS ON OR WITHIN 200' OF THE BOUNDARY OF THIS PROPERTY.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD ZONE PER FEMA FIRM PANEL 13219C0130E DATED 09/15/22.



24 HOUR CONTACT
MR. EDDIE POWELL
706.207.7117
PROJECT DEVELOPER
MR. EDDIE POWELL
FRONT ROW PROPERTIES, LLC
706.207.7117
1951 ASTONDALE RD.
BISHOP, GA 30621
epowell@mrshootingandcooling.com

TOTAL ACREAGE: 8.098
GPS COORDINATES
OF CONSTRUCTION
ENTRANCE:
33.872144 N LAT
-83.439906 W LON

APPLICANT:



DEVELOPMENT CONSULTANTS
AND PLANNING
P.O. BOX 100
BOGART, GA 30622
678.227.4545 CELL
valiantservices2020@gmail.com



P.O. BOX 1122 JEFFERSON, GA 30549
678.227.4545
valiantservices2020@gmail.com

BUTLER'S PARK
CONDOMINIUMS
UNITS 800
& 900

2053 EXPERIMENT STATION RD.

WATKINSVILLE, GA 30677

A 8.098 ACRE SITE

EXISTING ZONING: O-I-P

PROPOSED ZONING: O-I-P

TAX PARCEL #S: B-06M-800 &
B-06M-900

REVISIONS	DATE
ADD INFORMATION PER OC COMMENTS	05/21/26
ADD INFORMATION PER OC COMMENTS	05/28/26

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF RED ROCK DESIGN, LLC, VOID THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



05/28/26

DATE
05/28/26

REZONE
CONCEPT
PLAN

SHEET
1 OF 1

GRAPHIC SCALE
1" = 40'



0' 20' 40' 80' 120'

STEPHEN J. & ALICIA PACHUTA
PB. 2017 PG. 64
ZONED: AG

DOUGLAS L. & MARY JO MAIN
DB. 1321 PG. 283
PB. 18 PG. 208
ZONED: R-1

REX & HERS NORMAN
DB. 1161 PG. 260
PB. 18 PG. 288
ZONED: R-1

G. ROBERT BISHOP
DB. 1314 PG. 132
PB. 32 PG. 104
ZONED: O-I-P

TODD DAVID HASKELL &
CONSTANCE MICHELL
CHAMBERS
DD. 1347 PG. 696
PB. 23 PG. 202
ZONED: AG

GARY S. BENSON
DB. 444 PG. 194
PB. 4 PG. 313
ZONED: AG

MARK A. PARSONS
DB. 1363 PG. 648
PB. 4 PG. 313
ZONED: AG

**SPECIAL USE APPROVAL
OCONEE COUNTY, GEORGIA
TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq., to revise the conditions for a previously approved special use case #7581 zoning classification AR (Agricultural Residential District) and R-2 (Two Family Residential District) pursuant to an application for special use on property owned by Grace Fellowship Church of God submitted on April 20, 2026.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for amended special use approval submitted by Carter Engineering Constultants on April 20, 2026, request for revision to conditions for previously approved special use case #7581 of a ±21.65-acre tract of land located at 1900 Robinhood Rd in Oconee County, Georgia, (tax parcel no B-05-018), the Board of Commissioners of Oconee County does hereby ordain and enact to law the following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted to modify previous conditions of Special Use Approval #7581.

Said Special Use Approval is subject to the following conditions as set forth in “Exhibit A” attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Resolution shall take effect this date.

Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by the same on June 15, 2026, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on July 7, 2026.

ADOPTED AND APPROVED, this 7th day of July, 2026.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

ATTEST: _____

Mark Thomas, Member

Holly Stephenson
Clerk, Board of Commissioners

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

ACTION DENYING SPECIAL USE APPROVAL REQUEST

APPLICATION SUBMITTED BY: Carter Engineering Consultants, Inc.

APPLICATION SUBMISSION DATE: April 20, 2026

RE: Request for revision to conditions for previously approved special use case #7581 of a ±21.65-acre tract of land located at 1150 Malcom Bridge Rd, Oconee County, Georgia, (tax parcel no. B-03-052B) 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 special use.

This 7th day of July, 2026.

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 P26-0118

Page 1 of 12

CONDITIONS

1. Design for site development 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 services for the subject property and shall convey the same to the County, free of all liens. Said improvements shall include all on-site improvements and such off-site improvements as are required by the County to provide service to subject property.
3. At its expense, Owner shall make all right of way improvements and shall dedicate all rights of way which are required by the County after the County’s review of Owner’s development plans pursuant to the County’s ordinances and regulations. All such improvements shall be shown on the preliminary site plan and site development plans for the project and no development permit shall be issued until Owner has agreed to such improvements and dedication.
4. The total building square footage, including all proposed and existing buildings, shall not exceed 86,160 square feet.
5. All site lighting, including any existing lighting, shall consist solely of full cutoff luminaires as defined by the Illuminating Engineering Society of North America.
6. The developer shall construct right-of-way improvements at the proposed entrance including a deceleration lane and a center-left turn lane. Final design and location of such improvements shall be subject to review and approval by the Public Works Director.
7. Any and all transportation improvements, including but not limited to the improvements proposed along Malcom Bridge Road and depicted on the associated concept plan dated 6-2-2026, shall be completed prior to the issuance of a certificate of occupancy for the expansion of the main church building.
8. The landscape strip along the Malcom Bridge Road right-of-way shall incorporate evergreen plant material measuring at least three feet in height in addition to the minimum standards for landscape strips required by UDC Section 805.
9. All proposed screening and buffers shall be installed prior to the issuance of a certificate of occupancy for the expansion of the main church building.
10. An enhanced 25-foot landscape buffer, meeting the design standards of UDC Section 808 and incorporating dense evergreen plant material as follows shall be constructed along all property lines adjoining residential and agricultural uses, except that the eastern property line adjoining tax parcel number A-05-018. The following shall be installed in lieu of a fence where existing vegetation does not meet the requirements of the UDC for a double row of vegetation:
 - A double row of staggered evergreen trees with a planting density of 10 trees per 100 linear feet:
 - i. 10 Green Giant Arborvitae per 100 linear feet, closest to the exterior lines, minimum 10 feet height at planting
 - ii. 10 Arizona Cypress ‘Carolina Sapphire,’ per 100 linear feet on the second row, 12 feet height at planting
 - The final design of the enhanced buffer or tree substitutions shall be approved by the Director of Planning and Code Enforcement.
11. A Field Change shall be approved to reflect proposed changes to the approved plans based on SUP approval.

EXHIBIT "A" TO REZONE NO P26-0118

Page 2 of 12

TAX MAP

Special Use # P26-0118 - Grace Fellowship Church of God



EXHIBIT "A" TO REZONE NO P26-0118

Page 3 of 12

LEGAL DESCRIPTION

BK:1452 PG:381

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in the 239th G.M.D. of Oconee County, Georgia and being described as follows:

Commencing at the Point of Beginning, being an iron pin of the eastern right of way of Malcom Bridge Road & being South 00°01'13" West a distance of 921.26 feet from the centerline intersection with Hodges Mill Road; thence South 86°23'30" East, a distance of 350.71 feet to an iron pin; thence North 82°53'13" East, a distance of 52.43 feet to an iron pin; thence North 82°31'00" East, a distance of 439.86 feet to an iron pin; thence North 82°36'56" East, a distance of 720.30 feet to an iron pin; thence North 82°37'22" East, a distance of 164.40 feet to an iron pin; thence South 19°49'48" West, a distance of 275.85 feet to an iron pin; thence South 19°49'45" West, a distance of 396.05 feet to an iron pin; thence South 82°50'13" West, a distance of 98.31 feet to an iron pin; thence South 82°34'28" West, a distance of 979.30 feet to an iron pin; thence North 55°23'21" West, a distance of 184.52 feet to an iron pin; thence South 82°36'18" West, a distance of 300.34 feet to an iron pin on the eastern right of way of Malcom Bridge Road at a point of cusp on a curve concave to the east having a radius of 5,845.06 feet and being subtended by a chord which bears North 02°48'02" East 300.35 feet; thence northerly along said curve, a distance of 300.39 feet to an iron pin found on said right of way; thence North 03°41'17" East, a distance of 249.86 feet to the Point of Beginning.

Containing 21.652 Acres, more or less.

NARRATIVE

OCONEE COUNTY

Change in Conditions for Case# 7581 Narrative

**GRACE FELLOWSHIP CHURCH OF
GOD, INC.**

CHANGE IN CONDITIONS FOR CASE# 7581 NARRATIVE

June 2026

ADDRESS

1150 Malcom Bridge Road

PARCEL NUMBER

B 03 052B

CURRENT ZONING

R-2 (Special Use) and AR (Special Use)



CARTER
ENGINEERING

1010 Commerce Drive | Bogart, GA 30622 | 770.725.1200 | carterengineering.com

NARRATIVE



Grace Fellowship Road
Malcom Bridge Road
Page 1

Project Narrative:

This narrative has been prepared by Carter Engineering Consultants on behalf of Grace Fellowship Church of God, Inc. in support of a requested change to “Condition No. 5” of Special Use Approval No. 7581, adopted December 4, 2018. Two minor plan amendments are also identified herein for the Board’s acknowledgment. The original Special Use application was prepared by Smith Planning Group, LLC; Carter Engineering has since been engaged to provide civil engineering and landscape architecture services for the campus expansion, which is currently well underway.

Site Information:

Total Acreage: 21.652 Acres

Zoning: R-2 and AR (Special Use)

Properties adjacent to the site zoning and property use:

- North: AR and R-2 (Residential Use)
- West: AR and R-2 (Agricultural Use)
- South: AR and R-2 (Residential and Agricultural Use)
- East: AR (Residential and Agricultural Use)

Proposed Use

The proposed use of the campus will remain unchanged. The site will continue to function as a Christian Church at a Community Scale. The existing building located near the front of the property, closest to Malcom Bridge Road, will serve as a counseling center and may also accommodate associated office, administrative, and church-related needs. No additional building square footage is proposed as part of this change in conditions for SU 7581.

Access

Vehicular access will be provided via a double-lane entrance and exit along Malcom Bridge Road, consistent with the previously approved Special Use Permit (SU 7581).

Utility Services

Oconee County Public Utilities Department currently serves the subject property for water service.

Existing water lines and water taps will be utilized to serve the previously proposed facilities as shown in SU 7581. There is no increase in water demands as part of this change in conditions for SU 7581. The existing water meter is located along the west side of the property near the newly proposed entrance. The water line extends southeast to the building.

The subject site is currently served by a septic drain system that was relocated per SU 7581. No change to the system location is proposed as part of this change in conditions.

NARRATIVE

Grace Fellowship Road
Malcom Bridge Road
Page 2

Utilities

No utility relocations are anticipated at this time.

Garbage collection is currently managed by a private contract service.

Stormwater Controls

Stormwater management for the proposed development will be accommodated through detention facilities located at the western and eastern boundaries of the property in naturally lower-lying areas, consistent with SU 7581. Surface drainage will be conveyed via sheet flow through a proposed pipe system to the detention ponds, which have an estimated combined storage capacity of approximately 8,000 cubic yards. Stormwater management shall comply with all applicable county, state, and other regulatory requirements in effect at the time of construction plan approval.

Development Schedule

Construction of the buildings previously approved under SU 7581 is currently underway per the issued building permits.

Traffic Impact

No increase in average daily trips is anticipated relative to the previously approved Special Use Permit. The proposed removal of the perimeter fence will have no impact on traffic. Projected trip generation from the previous SUP is provided in the table below.

LAND USE	ITE CODE	ADT 2- WAY	AM PEAK HOUR			PM PEAK HOUR			SUNDAY PEAK HOUR		
			AM HOUR	IN	OUT	PM HOUR	IN	OUT	ENTER	EXIT	TOTAL
Church	560	750	45	28	17	0	0	0	202	210	412

Construction/Façade Materials & Representative Architecture Images

There are no proposed buildings as part of this change in conditions for SU 7581.

NARRATIVE



Grace Fellowship Road
Malcom Bridge Road
Page 3

Buffers

A twenty-five-foot (25') landscape buffer will be provided along the northern, eastern, and southern property boundaries where the site adjoins existing residential properties. A vehicle use buffer will also be provided along the front of the property. These buffers are designed to create a meaningful transition between the proposed church use and neighboring homes, preserving privacy, reducing visual impacts, and maintaining the overall character of the surrounding area. Buffer design will comply with applicable ordinances and will incorporate a combination of plantings and natural screening elements to ensure long-term effectiveness. The primary change in conditions relating to the proposed buffers is described in the section below.

Primary Request: Removal of Perimeter Fence Requirement of SU 7581

Condition No. 5 requires a 25-foot landscape buffer with “dense evergreen plant material and a fence” along all property lines adjoining residential and agricultural uses, per UDC Section 808. Grace Fellowship requests that the Board remove the fence requirement along the north and south property lines while retaining the full 25-foot vegetative buffer with dense evergreen plantings as currently designed and installed on the approved landscape plan (Sheet L1.0, dated 01/06/2025).

This request is supported under UDC Section 810, which authorizes the Board to waive or reduce a buffer component when the proposed conditions adequately protect public welfare, neighboring property owners’ concerns have been considered, and the comprehensive plan anticipates compatible development on adjoining properties. The basis for this request is summarized below:

- **The buffer exceeds code minimums.** The installed buffer includes Bracken’s Brown Beauty Magnolia, Brodie Juniper, American Holly, a double row of 99 Florida Anise shrubs, Blackgum, Red Maple, and additional canopy trees. UDC Section 808.04 requires only one structural component (fence, berm, wall, or evergreen plant material) alongside the required width and trees. The dense evergreen plantings satisfy this standard and will create an opaque year-round screen to six feet or greater at maturity.
- **Topography renders the fence ineffective on the north side.** The northern adjacent property sits at a lower elevation than the church. A 6-foot fence along this line would provide little screening benefit, as the church’s improvements would remain visible above it. Evergreen trees growing well beyond six feet at maturity are far better suited to address this grade differential—consistent with Section 808.03(b)’s emphasis on considering vertical relationships and sight lines.
- **Neighboring property owners oppose the fence.** Several adjacent property owners have communicated to the Church that they prefer the landscape buffer over a wooden privacy fence. Under Section 810(a)(2), the Board is to consider reasonable objections from adjoining owners—here, those objections actually support removal of the fence.
- **Cost and maintenance burden on a nonprofit.** The installation and long-term upkeep of a wooden fence along the full north and south property lines represents a significant and recurring expense. The evergreen buffer, once established, requires only routine landscape maintenance already required under UDC Section 809.

NARRATIVE



Grace Fellowship Road
Malcom Bridge Road
Page 4

- **Aesthetics.** A continuous wooden fence would not be a beautifying element to the property. UDC Section 801 aims to provide “a landscape appearance in keeping with the existing natural and rural farmland environment of Oconee County.” A naturalistic evergreen buffer is far more consistent with this goal and the surrounding character of the area.

Secondary Items: Plan Amendments for Board Acknowledgment

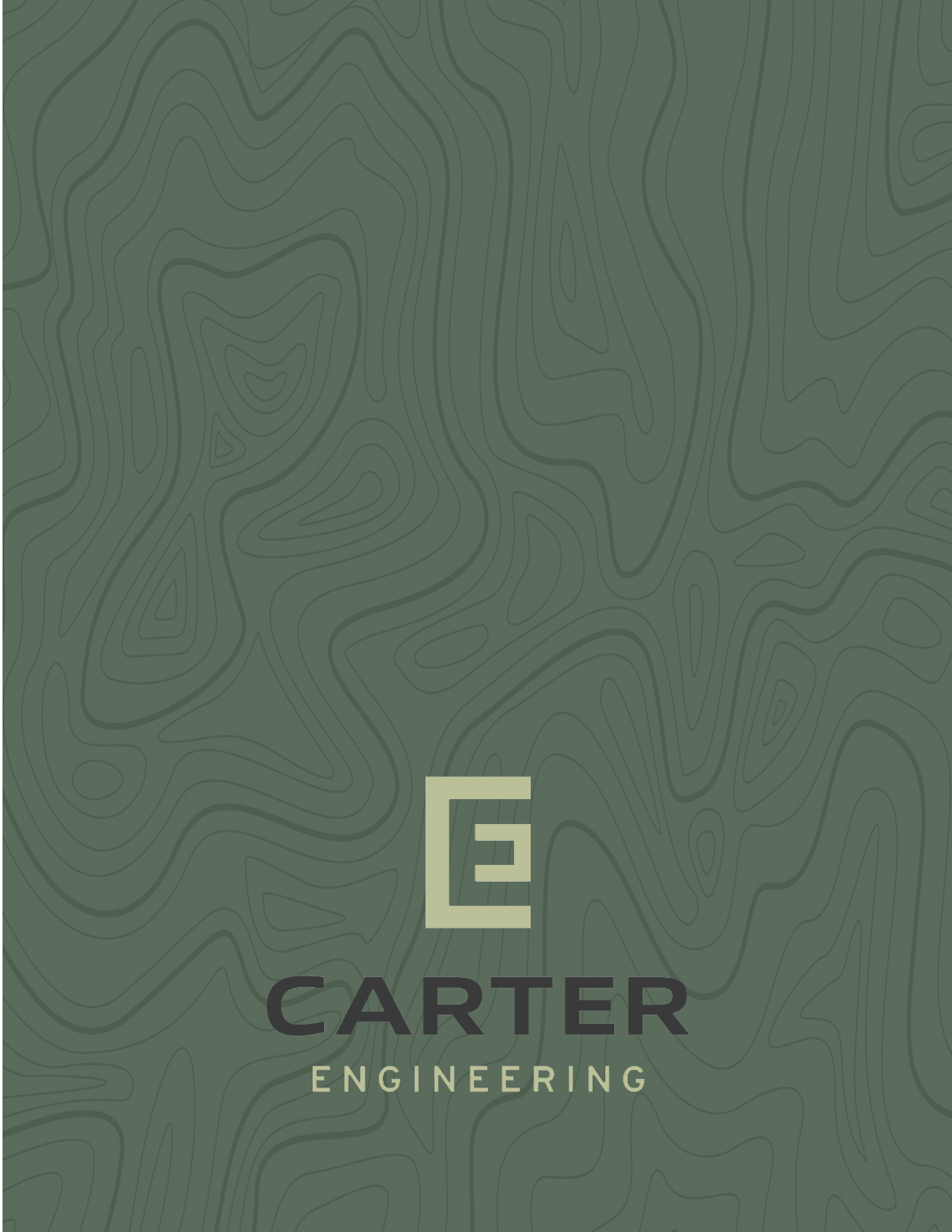
The following items represent minor departures from the originally approved concept plans. These items are not believed to require formal changes to conditions but are included here for transparency and to allow the Board to address all outstanding items concurrently.

- **Office Building Retention.** The original concept plans by Smith Planning Group depicted the removal of the existing office building near the front of the property. Grace Fellowship now proposes to retain this building and convert it to a community counseling center, consistent with the Church’s institutional use and community service mission. The building footprint is unchanged, and total building area remains within the 86,160-square-foot maximum established in Condition No. 1. Carter Engineering’s construction plans submitted for permit did not include removal of this structure. The Church also requests flexibility to use the space for general church purposes in addition to the counseling center use.
- **Entrance Median Tree Substitution.** The approved landscape plan shows six Kanzan Cherry trees in the entrance median along Malcom Bridge Road. At maturity, these trees can exceed 30 feet in height and would obstruct the sightline from the road to the main church building and cross—a significant visual landmark for the congregation. The Church proposes to substitute lower-profile ornamental shrubs selected from the UDC-approved species list (Table 8.2) that will maintain an attractive entrance while preserving the visual corridor. A revised planting detail will be submitted to the Planning Department for review.

Closing

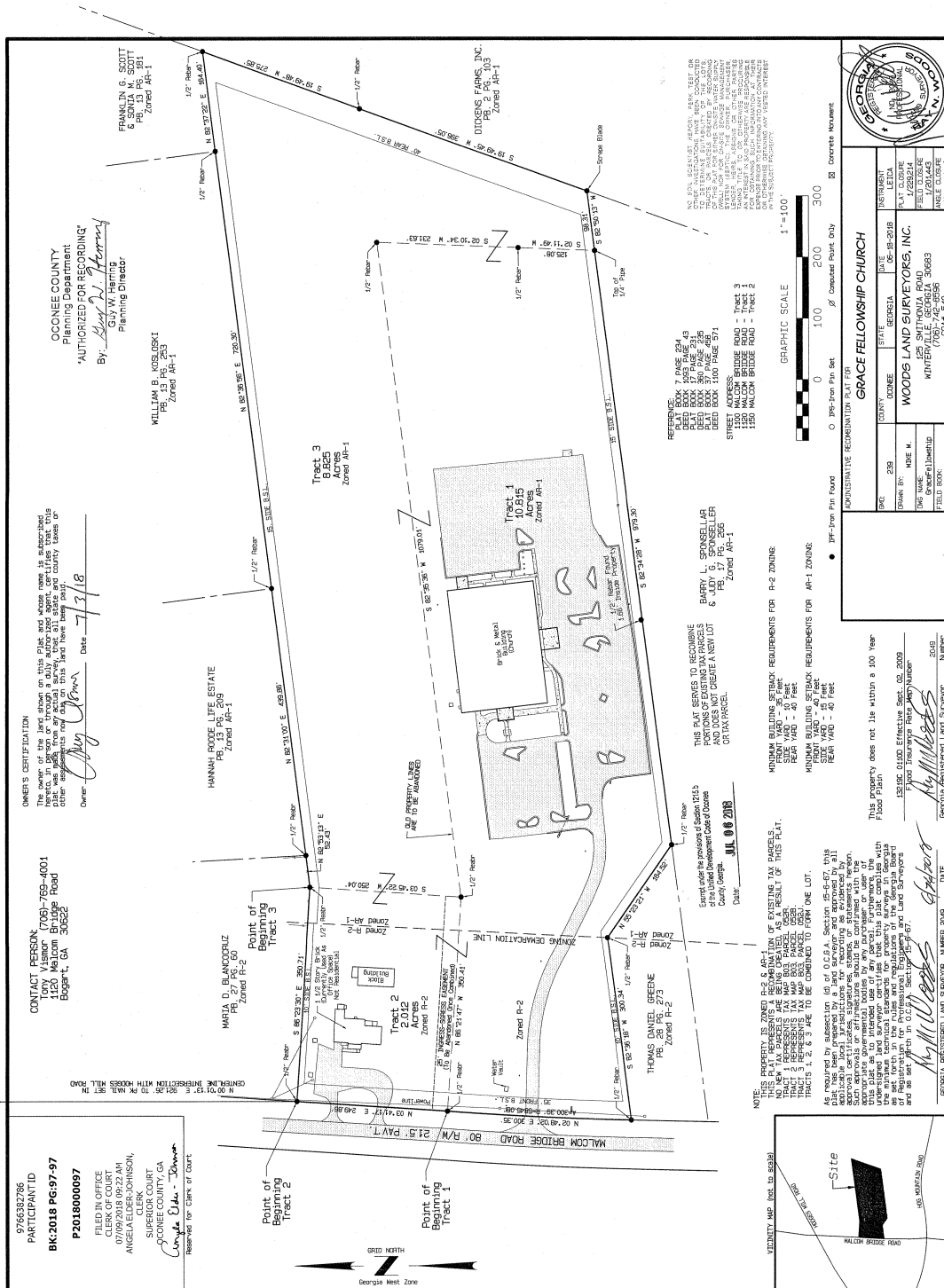
Grace Fellowship remains fully committed to compliance with all other conditions of Special Use Approval No. 7581 and the Oconee County UDC. The proposed modifications are consistent with the spirit of the original approval and are expected to result in a better outcome for the property and the surrounding community. The Board’s consideration of this request is appreciated, and Carter Engineering and Grace Fellowship welcome the opportunity to discuss these items further.

NARRATIVE



Page 10 of 12

PLAT



THE OWNER, ALL AT OWNER'S EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE WATER SERVICES FOR SUBJECT PROPERTY AND SHALL CONVEY SAME TO THE COUNTY, FREE OF ALL LIENS, SAID IMPROVEMENTS SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE IMPROVEMENTS AS ARE REQUIRED BY COUNTY TO PROVIDE SERVICE TO SUBJECT PROPERTY.

NO STRUCTURES OR IMPERVIOUS MATERIALS ARE PROPOSED PER THIS REQUEST

EXISTING BUILDING TO REMAIN (PROPOSED CONVERSION TO COUNSELING CENTER AND MAY ACCOMMODATE ASSOCIATED OFFICE, ADMINISTRATIVE, AND CHURCH-RELATED NEEDS).

25' INCOMPATIBLE USE BUFFER (SEE CHANGE IN CONDITIONS REQUEST)

STORM DRAIN PIPE (TYPICAL)
25' VEGETATED BUFFER NO 6" H PRIVACY FENCE PROPOSED SUPPLEMENT AS NEEDED/REQUIRED (SEE CHANGE IN CONDITIONS REQUEST)

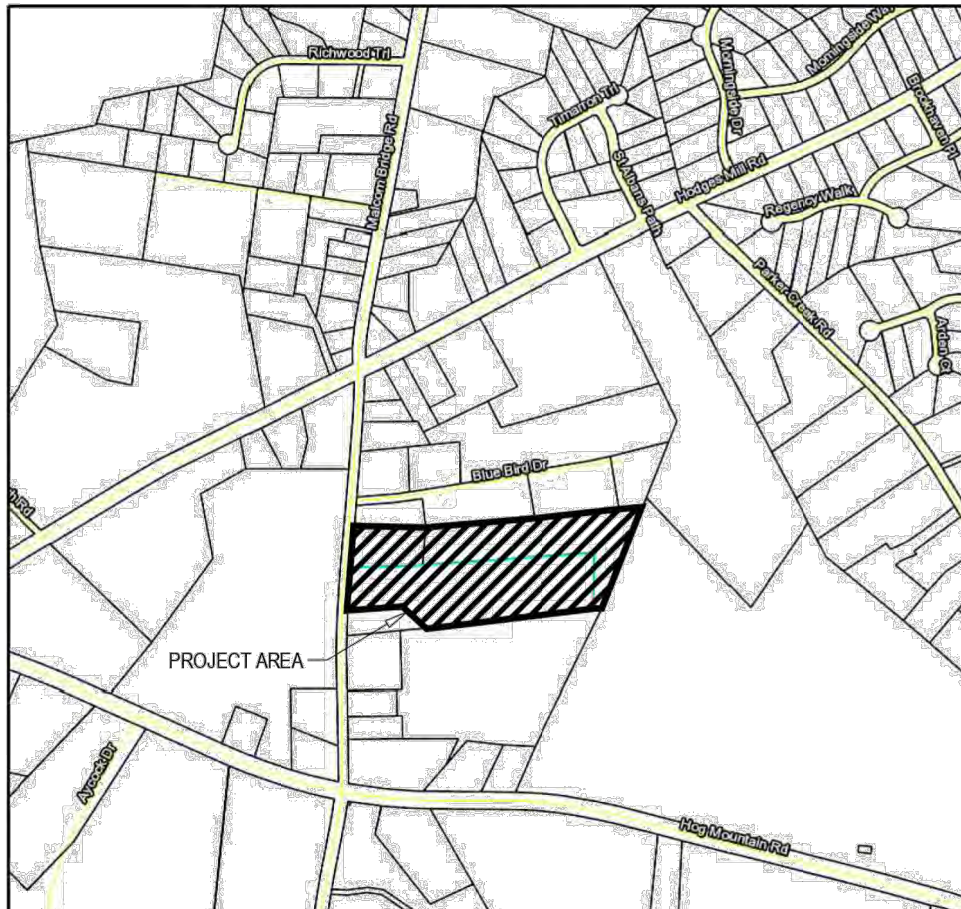
25' INCOMPATIBLE USE BUFFER (SEE CHANGE IN CONDITIONS REQUEST)

STORM DRAIN PIPE (TYPICAL)

25' VEGETATED BUFFER NO 6" H PRIVACY FENCE PROPOSED SUPPLEMENT AS NEEDED/REQUIRED (SEE CHANGE IN CONDITIONS REQUEST)

STORM DRAIN PIPE (TYPICAL)
25' VEGETATED BUFFER NO 6" H PRIVACY FENCE PROPOSED SUPPLEMENT AS NEEDED/REQUIRED (SEE CHANGE IN CONDITIONS REQUEST)

*PROJECT SIGNAGE TO BE APPLIED FOR UNDER SEPARATE PERMIT. ALL SIGNS TO BE INSTALLED ACCORDING TO ARTICLE 7 OF THE OCOREE COUNTY UDC CODE.)



VICINITY MAP
NOT TO SCALE

PARKING		
	REQUIRED	PROVIDED
CHURCH (1 PARKING SPACE / 4 SEATS OF ASSEMBLY (788 SEATS))	197	548
TOTAL	197	548
ADA SPACES (INCLUDED AS PART OF TOTAL)	11	17 OF WHICH 8 ARE VAN ACCESSIBLE)

OPEN SPACE	
	CALCULATIONS
REQUIRED	N/A
PROVIDED	13.3 AC OR 61%

UTILITY DATA	
WATER SUPPLY	OCOREE COUNTY
SEWERAGE DISPOSAL	ON-SITE SEPTIC
SOLID WASTE	PRIVATE
PROPOSED UTILITIES	WATER, ELECTRIC, TELEPHONE ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

PROJECT INFORMATION	
ADDRESS	1150 MALCOM BRIDGE ROAD
PARCEL NUMBER	B 03 0526
ACREAGE	21.652 AC (843,161 SF)
EXISTING ZONING	R-2 - SPECIAL USE (3.53 AC) AND AR - SPECIAL USE (18.12 AC)
PROPOSED ZONING	NO CHANGE
EXISTING USE	COMMUNITY-SCALE CHURCH
PROPOSED USE	COMMUNITY-SCALE CHURCH
BUILDINGS	3 BUILDINGS ON PROPERTY (PROPOSED 47,000 SF, EXISTING 28,300 SF, AND 3725 SF) TOTAL OF APPROXIMATELY 79,025 SF. NO ADDITIONAL BUILDINGS PROPOSED PER THIS REQUEST. SUP #7581 CONDITION NO. 11 REGULATES PROPOSED AND EXISTING BUILDINGS CANNOT EXCEED 16,160 SF. THIS REQUEST DOES NOT SEEK TO CHANGE THIS CONDITION.
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13219C01106 DATED - 09/15/2022. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY WOODS LAND SURVEYORS, INC. FOR TRV1 DATED 12/23/46. TOPOGRAPHIC INFORMATION TAKEN FROM OCOREE COUNTY GIS.
LIGHTING	THIS PROJECT SHALL MEET ALL OCOREE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH OCOREE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH OCOREE COUNTY ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PAVING LEGEND:

- HD = HEAVY DUTY
- SD = STANDARD DUTY
- HD CONCRETE PAVING
- SD ASPHALT PAVING
- SD CONCRETE PAVING
- HD ASPHALT PAVING
- HD CONCRETE PAVING (OWNERS OPTION TO BE STAMPED CONCRETE AND/OR COLORED CONCRETE - IF COLORED CONCRETE IS USED COORDINATE WITH ARCHITECT TO MATCH BUILDING COLOR/Palette)
- HD CONCRETE PAVING (OWNERS OPTION, CONTRAST TEXTURE AND/OR COLORED CONCRETE)

REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES:

- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

OWNER
GRACE FELLOWSHIP CHURCH OF GOD, INC
1150 MALCOM BRIDGE ROAD
BOGART, GA
CONTACT: GARY MIXON
gmixon53@yahoo.com
706.769.4001

PROJECT DATA:

P.1. GROUND COVERAGE: (AS PER SU 7581)
EXISTING PAVING: ± 125,181 SF
EXISTING BUILDING FOOTPRINT(S): ± 34,000 SF TOTAL
PROPOSED PAVING: ± 290,169 SF
TOTAL IMPERVIOUS SURFACE: ± 365,468 SF (36%) NO STRUCTURES OR IMPERVIOUS MATERIAL IS PROPOSED AS PART OF THIS REQUEST

P.2. SETBACK REQUIREMENTS:

FRONT: 75'(c) / 35'(R)	AR: 50'(c) / 30'(R)
SIDE: 10'	REAR: 15'
REAR: 40'	

P.1. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

P.2. EXISTING UTILITIES: WATER, ELECTRIC, TELEPHONE

P.3. PROPOSED UTILITIES (ALL UTILITIES SHALL BE UNDERGROUND):
WATER - OCOREE COUNTY
ELECTRIC - WALTON EMC
SEWER - ON-SITE SEPTIC
TELEPHONE - BELL SOUTH

P.4. SITE LIGHTING WILL BE LOCATED AS APPROPRIATE TO ENSURE SAFETY OF CIRCULATION. LIGHTING SHALL BE ORIENTED TOWARDS THE AREAS TO BE LIT SO AS TO PROTECT ADJACENT PROPERTIES FROM EXCESS GLARE. LIGHTING WILL BE INSTALLED ACCORDING TO OCOREE COUNTY UDC CODE SEC. 306.04.

P.5. GARBAGE DISPOSAL TO BE ACCOMPLISHED BY CONTRACT SERVICE PROVIDER(S).

P.6. A 25-FOOT BUFFER SHALL BE PROVIDED ALONG PROPERTY LINES BETWEEN PROPOSED DEVELOPMENT AND ADJACENT RESIDENTIAL PROPERTIES. BUFFERS SHALL BE PLANTED TO MEET THE REQUIREMENTS OF OCOREE COUNTY ZONING ORDINANCES IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL. REQUIRED 6' FENCE ALONG NORTH AND SOUTH PROPERTIES.

P.7. SURFACE DRAINAGE FOR THE SITE IS TO BE ACCOMPLISHED BY SHEET FLOW CAPTURED AND TRAVERSED THROUGH THE PROPOSED PIPE SYSTEM TO THE DETENTION POND LOCATED IN THE REAR OF THE PROPERTY. THE PROPOSED POND WILL HAVE AN ESTIMATED STORAGE CAPACITY OF ± 8,000 CY. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL. (AS PER SU 7581)

P.8. THIS PROJECT IS TO BE CONSTRUCTED IN ONE PHASE.

P.9. NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13219C00450, 13219C00850, & 13219C01100, DATED 09/02/09. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.

P.10. THE MAINTENANCE OF ANY AND ALL OPEN AREAS, BUILDINGS, STORMWATER FACILITIES, AND UTILITY EASEMENTS ON THE SITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

P.11. BOUNDARY AND INFORMATION TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY WOODS LAND SURVEYORS, INC., DATED 6-19-18. TOPOGRAPHIC INFORMATION TAKEN FROM OCOREE COUNTY GIS.

P.12. PROJECT SIGNAGE TO BE APPLIED FOR UNDER A SEPARATE PERMIT.

P.13. THIS PROPERTY LIES WITHIN AN AQUIFER RECHARGE AREA AND IS SUBJECT TO REQUIREMENTS CONTAINED IN SECTION 913 OF THE OCOOD.

THIS SITE PLAN REPRESENTS A REQUEST FOR CHANGE IN CONDITIONS TO SPECIAL USE # 7581

BEFORE YOU DIG UTILITIES PROTECTION CENTER

811

Know what's below.
Call before you dig.
3 WORKING DAYS BEFORE YOU DIG

N

60 0 30 60 120
1 inch = 60 ft.

REVISION BLOCK	
ISSUE	REVISION DATE & DESCRIPTION
1	04/20/24 - SUP VARIANCE SUBMITTAL
2	05/20/24 - ADDRESS COMMENTS
3	06/02/24 - ADDRESS COMMENTS
4	...
5	...
6	...
7	...
8	...

REGISTERED PROFESSIONAL ENGINEER
JAMES J. CARTER
GSWCC Level II Certification
No. 000000000083

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GRACE FELLOWSHIP CHURCH OF GOD, INC
1150 MALCOM BRIDGE ROAD - BOGART, GA 30622

SHEET TITLE:
CHANGE IN CONDITIONS FOR CASE #7581- CONCEPT PLAN

PROJECT NAME:
CIC - SP

SHEET NUMBER:
24001CBPE

PROJECT NUMBER:
24001CBPE

DATE:
12/13/2024

THE OWNER, ALL AT OWNER'S EXPENSE, SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE WATER SERVICES FOR SUBJECT PROPERTY AND SHALL CONVEY SAME TO THE COUNTY, FREE OF ALL LIENS, SAID IMPROVEMENTS SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE IMPROVEMENTS AS ARE REQUIRED BY COUNTY TO PROVIDE SERVICE TO SUBJECT PROPERTY.

PRAIRIE NURSERY EROSION CONTROL MIX
FOR MEDIUM SOILS
REFER TO GROWER SPECIFICATIONS FOR SEEDING RATES, ESTABLISHMENT, AND MAINTENANCE

N/A
MARIA D. BLANCO-CRUZ
PARCEL: B. 03. 052P
PG. 27 PG. 60
Zoned AR, R-2

N/A
HANNAH RODDE LEFT ESTATE
PARCEL: B. 03. 052M
PG. 13 PG. 209
Zoned AR, R-2

WILLIAM W. KOSLOSKI
PARCEL: B. 03. 052P
PG. 13 PG. 253
Zoned AR

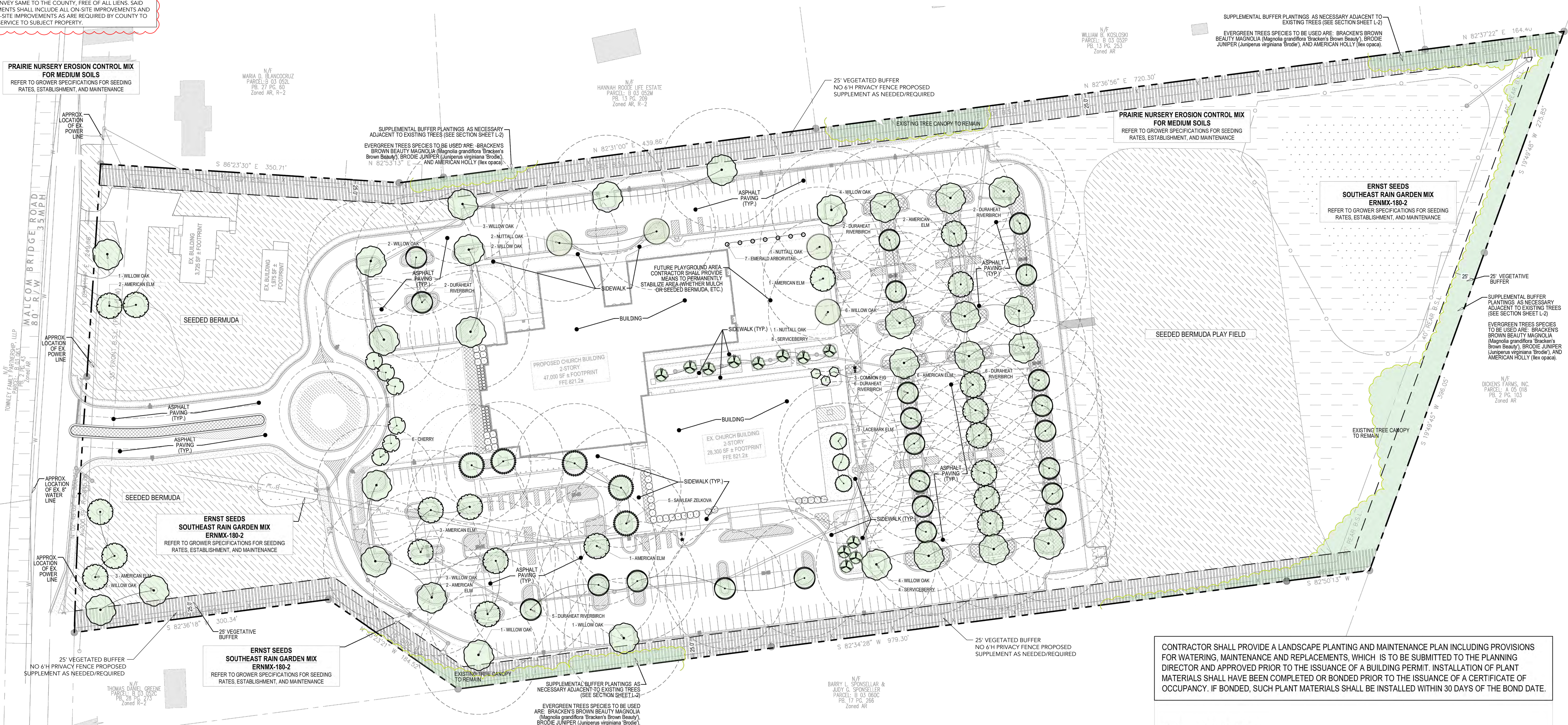
SUPPLEMENTAL BUFFER PLANTINGS, AS NECESSARY ADJACENT TO EXISTING TREES (SEE SECTION SHEET L-2)
EVERGREEN TREES SPECIES TO BE USED ARE: BRACKEN'S BROWN BEAUTY MAGNOLIA (Magnolia grandiflora 'Bracken's Brown Beauty'), BRODIE JUNIPER (Juniperus virginiana 'Brodie'), AND AMERICAN HOLLY (Ilex opaca)

PRAIRIE NURSERY EROSION CONTROL MIX
FOR MEDIUM SOILS
REFER TO GROWER SPECIFICATIONS FOR SEEDING RATES, ESTABLISHMENT, AND MAINTENANCE

ERNST SEEDS
SOUTHEAST RAIN GARDEN MIX
ERNMX-180-2
REFER TO GROWER SPECIFICATIONS FOR SEEDING RATES, ESTABLISHMENT, AND MAINTENANCE

SUPPLEMENTAL BUFFER PLANTINGS, AS NECESSARY ADJACENT TO EXISTING TREES (SEE SECTION SHEET L-2)
EVERGREEN TREES SPECIES TO BE USED ARE: BRACKEN'S BROWN BEAUTY MAGNOLIA (Magnolia grandiflora 'Bracken's Brown Beauty'), BRODIE JUNIPER (Juniperus virginiana 'Brodie'), AND AMERICAN HOLLY (Ilex opaca)

N/A
DODGEN FARM, INC.
PARCEL: B. 03. 016
PG. 2 PG. 103
Zoned AR



PARKING LOT TREES:

VEHICLE USE AREA	REQUIREMENT	MIN. REQUIRED	PROPOSED
217,748 sq.ft.	1 PER 3,600 sq. ft.	60	91

LANDSCAPE STRIP PLANTINGS AND INCOMPATIBLE-USE BUFFER PLANTINGS WILL BE COMPLETED AND COMPLIANT WITH ALL APPLICABLE PROVISIONS OF THE UDC AND THE SPECIAL USE 7581 CONDITIONS OF APPROVAL PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE MAIN BUILDING EXPANSION.

ALL LARGE TREES SHALL BE MIN. 2" CAL. AND 10' HEIGHT AT TIME OF PLANTING.

ALL SMALL TO MEDIUM TREES SHALL BE MIN. 1" CAL. AND 6'-8' HEIGHT AT TIME OF PLANTING.

ALL SHRUBS SHALL BE MIN. 12" TALL AT TIME OF PLANTING.

ALL GRASSES SHALL BE IN 4" POTS MIN. AT TIME OF PLANTING.

LANDSCAPE PLANTINGS SHOWN EXCEED WHAT IS REQUIRED BY CODE. PLANTINGS REQUIRED INCLUDE PARKING LOT TREES. CONTRACTOR SHALL COORDINATE WITH DESIGN PROFESSIONAL AND OCOREE COUNTY PLANNING DEPARTMENT BEFORE CHANGES ARE MADE TO LANDSCAPE PLAN.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING
	12	Amelanchier arborea 'Autumn Brilliance' / Downy Serviceberry	B & B	2"Cal	As Shown
	23	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2"Cal	As Shown
	3	Ficus carica 'Brown Turkey' / Common Fig	15 gal	1"Cal	As Shown
	12	Prunus x 'Kanzan' / Kanzan Flowering Cherry	B & B	2"Cal	As Shown
	4	Quercus nuttallii / Nuttall Oak	B & B	2"Cal	As Shown
	29	Quercus phellos 'Hightower' / Willow Oak	B & B	3"Cal	As Shown
	7	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	10' H.	As Shown
	20	Ulmus americana 'Princeton' / American Elm	B & B	2"Cal	As Shown
	3	Ulmus parvifolia 'UPMTF' TM / Bosque Lacebark Elm	B & B	2"Cal	As Shown
	5	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	B & B	2"Cal	As Shown

BUFFERS

3850.6 LF ± = TOTAL BUFFER LENGTH
1714.3 LF ± = SUPPLEMENTAL BUFFER
- QUANTITIES TO BE DETERMINED IN FIELD
- REFER TO DETAIL G - SUPPLEMENTAL BUFFER PLANTINGS SECTION FOR ADDITIONAL INFORMATION
2136.3 LF ± = STRUCTURAL BUFFER
- REQUIRES 55 ± DECIDUOUS TREES = RED MAPLE (Acer rubrum), WILLOW OAK (Quercus phellos), BLACKGUM (Nyssa sylvatica)
- REQUIRES 146 ± EVERGREEN TREES = BRACKEN'S BROWN BEAUTY MAGNOLIA (Magnolia grandiflora 'Bracken's Brown Beauty'), BRODIE JUNIPER (Juniperus virginiana 'Brodie'), AND AMERICAN HOLLY (Ilex opaca)
- REQUIRES 145 ± FLORIDA ANISE (Illicium parviflorum)
- REQUIRES 1,700 ± NORTHWIND PANICUM (Panicum virgatum 'Northwind')

CONTRACTOR SHALL PROVIDE A LANDSCAPE PLANTING AND MAINTENANCE PLAN INCLUDING PROVISIONS FOR WATERING, MAINTENANCE AND REPLACEMENTS, WHICH IS TO BE SUBMITTED TO THE PLANNING DIRECTOR AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. INSTALLATION OF PLANT MATERIALS SHALL HAVE BEEN COMPLETED OR BONDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IF BONDED, SUCH PLANT MATERIALS SHALL BE INSTALLED WITHIN 30 DAYS OF THE BOND DATE.

PLANT SCHEDULE

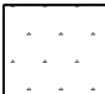
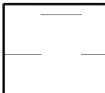
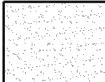
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	
	8	Camellia sasanqua / Pink Camellia	7 gal	8' O.C.	
	32	Fothergilla gardenii 'Mt. Airy' / 'Mt. Airy' Dwarf Witchalder	3 gal	4' O.C.	
	34	Illicium parviflorum / Anise Tree	3 gal	8' O.C.	
GRASS MASSING	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING
	25,559 SF	Muhlenbergia capillaris 'White Cloud' / White Muhly Grass	1 gal		24" O.C.
	17,316 SF	Sporobolus heterolepis / Prairie Dropseed MIXED WITH 4"pot Echinacea purpurea 'PowWow Wild Berry' / PowWow Purple Coneflower			18" O.C. 36" O.C.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACE	SPACING
	35,307 SF	Ernst Seeds - Southeast Rain Garden Mix - ERNMX-180-2	seed		
	98,052 SF	Prairie Nursery - Erosion Control Mix for Medium Soils	seed		
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	SPACE	SPACING
	114,029 SF	Cynodon dactylon / Bermuda Grass	seed		
	37,542 SF	Cynodon dactylon / Bermuda Grass	sod		

Figure 12.4: UNDISTURBED AREA NOTES

All protection devices for undisturbed areas must be installed and inspected prior to clearing, grubbing or grading. Call the County Public Works Department for an inspection.

Tree protection shall be vigorously enforced. No activities of any kind are to be allowed within any area shown to be undisturbed on this plan.

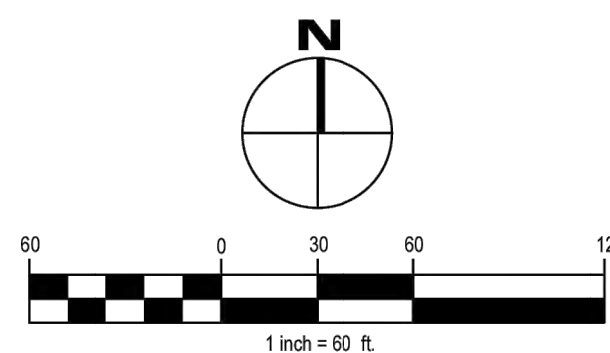
The retention and planting of trees as shown on this plan must be verified prior to issuance of a Certificate of Occupancy or acceptance of the project. Call the County Code Enforcement Department for an inspection.

A maintenance inspection of trees will be performed prior to the expiration of the 2-year maintenance period. Project owners at the time of the maintenance inspection are responsible for compliance with the provisions of this plan and the Ocoee County Unified Development Code.

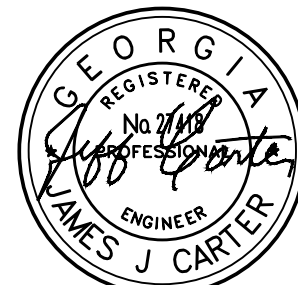
BEFORE YOU DIG UTILITIES
PROTECTION CENTER



Know what's below.
Call before you dig.
3 WORKING DAYS BEFORE
YOU DIG



REVISION BLOCK	REVISION DATE & DESCRIPTION
1	04/20/26 - SUB VARIANCE SUBMITTAL
2	05/20/26 - ADDRESS COMMENTS
3	06/02/26 - ADDRESS COMMENTS
4	
5	
6	
7	
8	



GSWCC Level II Certification
No. 000000000083



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1010 COMMERCE DRIVE
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR

GRACE FELLOWSHIP CHURCH OF GOD,
INC
1150 MALCOM BRIDGE ROAD - BOGART, GA 30622

SHEET TITLE:
CHANGE IN CONDITIONS FOR
CASE #7581- LANDSCAPE PLAN

PROJECT NAME:



SHEET NUMBER:
CIC - L.1

PROJECT NUMBER:
24001CBPE

DATE:
12/13/2024

**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 Chip and Eleanor Patterson submitted on December 15, 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 Chip Patterson on December 15, 2025, regarding a ±0.75-acre tract of land located at 2759 Allegheny Lane, Oconee County, Georgia, (tax parcel no. C-01AF-029A), 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 from Oconee County Unified Development Code Article 4 Section 410.02.b. and Table 4.1 to reduce the required rear setback for an accessory private recreational facility from 40 feet to 15.6 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 July 7, 2026.

ADOPTED AND APPROVED, this 7th day of July, 2026.

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: Chip Patterson

APPLICATION SUBMISSION DATE: December 15, 2025

RE: Request for a Special Exception Variance on a ±0.75-acre tract of land located at 2759 Allegheny Lane in Oconee County, Georgia, (tax parcel no. C-01AF-029A), from Oconee County Unified Development Code Article 4 Section 410.02.b. and Table 4.1 to reduce the required rear setback for an accessory private recreational facility from 40 feet to 15.6 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 7th day of July, 2026.

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

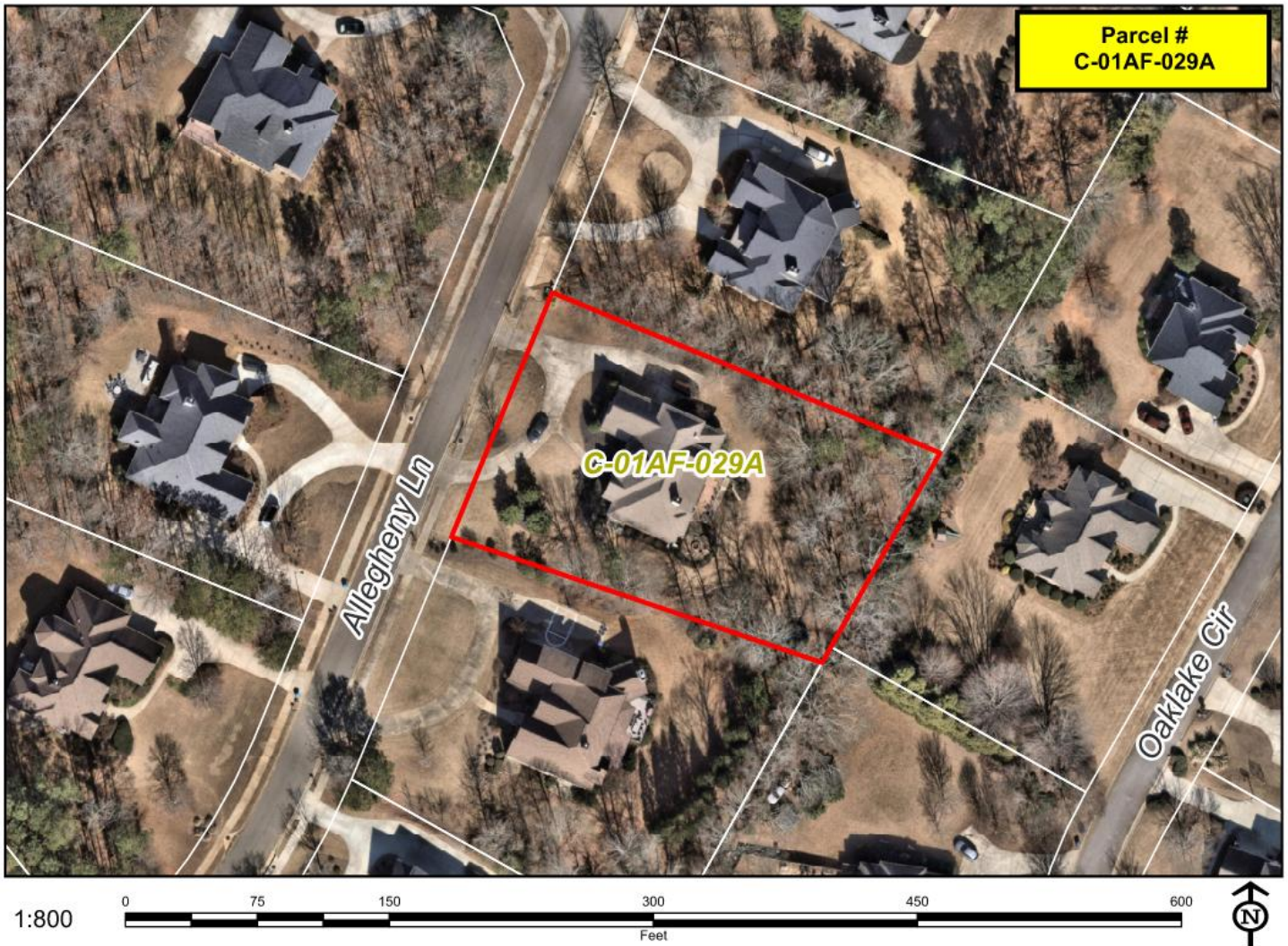
Mark Saxon, Member

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.
2. The property owner shall obtain authorization from the Environmental Health Department on the location of the proposed accessory private recreational facility (sports court) prior to construction.
3. The property owner shall obtain a building permit for the accessory private recreational facility (sports court) and retaining wall prior to construction.
4. Exterior lighting, if proposed, for the sports court shall meet the requirements of UDC Section 306.04 Exterior lighting requirements. A photometric plan that meets the requirements of UDC Article 12 shall be submitted for review with the building permit.
5. The property owner shall obtain a final inspection after construction to verify the location meets the granted variance.

TAX MAP

VARIANCE # P25-0300 - CHIP PATTERSON



TYPED LEGAL DESCRIPTION

PROPERTY DESCRIPTION

2759 Allegheny Lane

All that tract or parcel of land lying in and being a part of the 240th G.M.D., Oconee County, Georgia, containing 0.753 acres and being shown on a Variance Concept Plan prepared by Traditions Surveying, LLC for Chip Patterson, dated February 10, 2026 and being more particularly described as follows:

COMMENCE at a 1/2 inch reinforcing rod situated at the southwesterly most corner of the mitered intersection formed by the southerly right of way (R/W) line of Mars Hill Road and the easterly R/W line of Allegheny Lane (60' R/W), run thence South 27 degrees 48 minutes 26 seconds East 1604.05 feet to a 1/2 inch reinforcing rod located on the easterly R/W line of Allegheny Lane and being the TRUE POINT OF BEGINNING; leaving said R/W, run thence the following courses and distances along the property line of Jason K. & Akisha Lowe: (i) South 68 degrees 37 minutes 46 seconds East 10.00 feet to a 1/2 inch reinforcing rod, (ii) South 68 degrees 37 minutes 46 seconds East 228.38 feet to a 1/2 inch reinforcing rod; run thence South 28 degrees 18 minutes 13 seconds West 120.61 feet along the property of Larry G. & Jacqueline Smith to a 1/2 inch reinforcing rod; run thence South 28 degrees 18 minutes 13 seconds West 16.08 feet along the property of Kimberly R. & James L. Metcalf, Jr. to a 1/2 inch reinforcing rod; run thence North 72 degrees 19 minutes 03 seconds West 222.34 feet along the property of David I. & Elizabeth H. Katz to a 1/2 inch reinforcing rod situated on the easterly R/W line of Allegheny Lane; run thence North 21 degrees 22 minutes 14 seconds East 150.00 feet along said R/W to a 1/2 inch reinforcing rod being the TRUE POINT OF BEGINNING.

All directions recited herein are referenced to Record North (Plat book 36, Page 116)

NARRATIVE

Narrative Statement

Introduction:

- Special Exception Variance.
- 2759 Allegheny Ln, Watkinsville GA 30677. Tax parcel C01AF029A
- R-1
- Residential

Variance Requested

- Code Section 410.02 (b)
- Due to our septic tank and drain field this is the only location I can put it. I have had several conversations with environmental health and they have been to my property to discuss. I am applying for this variance because they think this is the most ideal place for it, but it violates the 40ft rear setback.
- It will be a sports court for the kids to play basketball, pickleball, and rollerblade. It will be a 60ft x 30ft concrete pad. There will be no fence or lighting.

Adjacent Properties

- Existing properties = R-1
- Existing use of adjacent properties = R-1

Conclusion

- I have an approval letter from the HOA for the sports court. I also have approval letters from my neighbors.

PLAT

DOC# 007897
 FILED IN OFFICE
 10/23/2020 08:30 AM
 BK:1580 PG:444-444
 ANGELA ELDER-JOHNSON
 CLERK OF SUPERIOR
 COURT
 OGDNEE COUNTY

Angela Elder-Johnson

REAL ESTATE TRANSFER
 TAX PAID: \$753.00
 PT-61 108-2020-001531

Return Recorded Document to:
 Christopher C. Nichols
 455 Epps Bridge Parkway, Suite 103
 Athens, Georgia 30606
 File No. 20-0644R

LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF ATHENS-CLARKE

THIS INDENTURE, made this 16th day of October, 2020, between Asif M. Qadri and Rachel A. Qadri, as party of the first part, hereinafter called Grantor, and Chip Patterson and Eleanor Patterson, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 240th District, G.M., Oconee County, Georgia, and being known and designated as Lot 29, Block A, Meridian Subdivision, and being more particularly shown on a survey entitled "Survey for Meridian Subdivision" dated August 10, 2005, by Ben McLeroy & Associates, Inc., Ben McLeroy, Registered Land Surveyor, and recorded in Plat Book 36, Page 116, in the Office of the Clerk of Superior Court of Oconee County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

This Deed is given subject to all easements and restrictions of record, if any.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

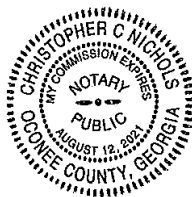
Asif M. Qadri (Seal)
 Asif M. Qadri

Rachel A. Qadri (Seal)
 Rachel A. Qadri

Signed, sealed and delivered
 in the presence of:

Robert J. Hise
 Unofficial Witness

Christopher C. Nichols
 Notary Public



[illegible]

LEGEND

- 1/2" REINFORCING ROD SET
- 1/2" REINFORCING ROD FOUND (OR AS NOTED)
- ⊗-POINT ONLY
- ⊕-POWER(PP), TELEPHONE(TP), LIGHT(LP) POLE

TREE LEGEND

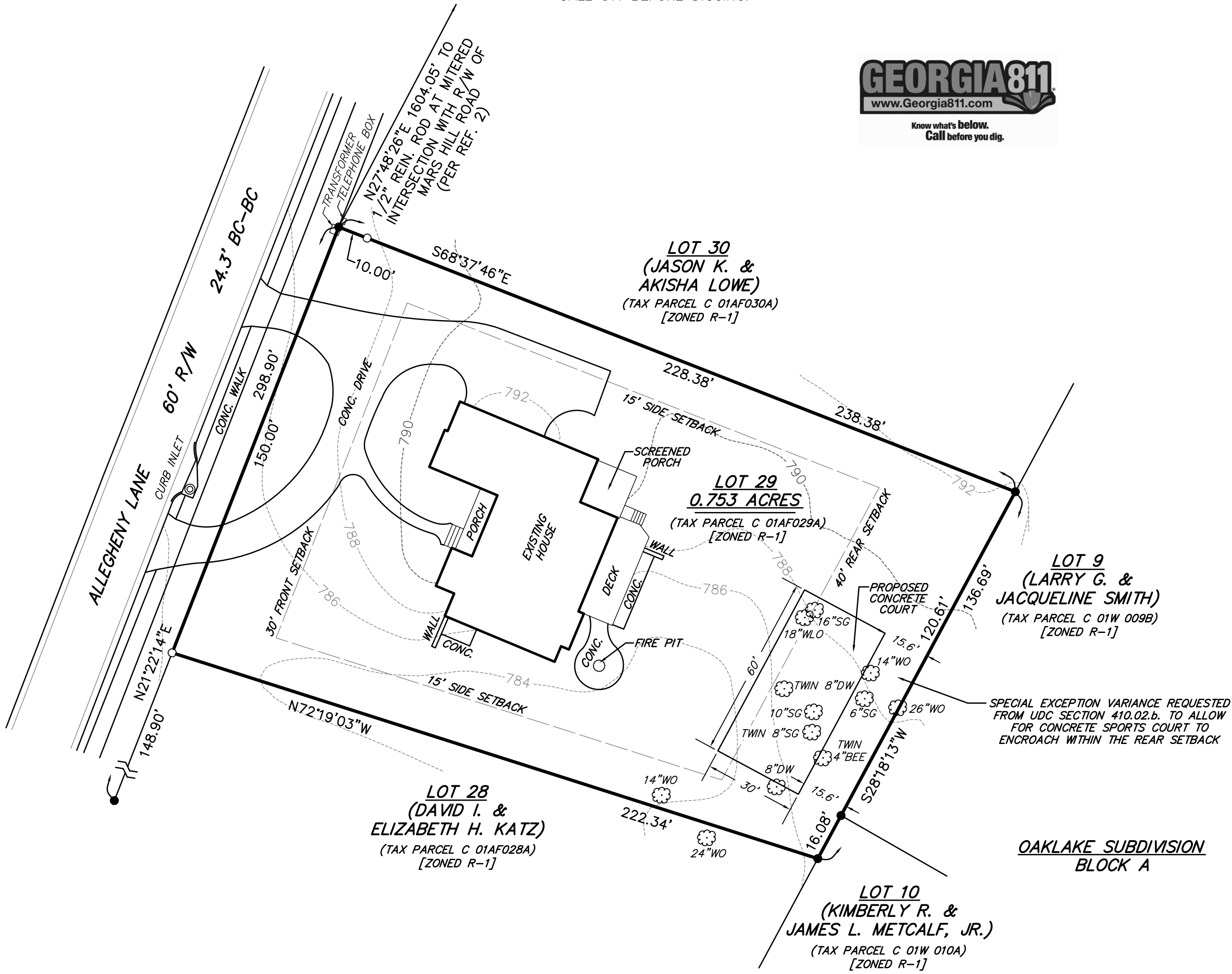
- BEE - BEECH
- DW - DOGWOOD
- SG - SWEET GUM
- WO - WATER OAK
- WLO - WILLOW OAK

NOTES

- (1) OWNERS: CHIP & ELEANOR PATTERSON
2759 ALLEGHENY LANE
WATKINSVILLE, GA 30677
- (2) THIS PROPERTY IS CURRENTLY ZONED R-1
EXISTING MINIMUM PRINCIPAL BUILDING SETBACKS:
FRONT - 30'
SIDE - 15'
REAR - 40'
- (3) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN STATE WATERS ON THIS PROPERTY.
- (4) THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN PER FIRM PANEL NO. 13219C0065E, DATED SEPTEMBER 15, 2022.
- (5) THE CONTOURS SHOWN HEREON WERE OBTAINED FROM THE 2019-2020 USGS LIDAR DATASET AND ARE NOT CERTIFIED AS CORRECT BY THIS FIRM. USERS OF THIS DATA DO SO AT THEIR OWN RISK.
- (6) ALL UNDERGROUND UTILITIES ARE APPROXIMATE. CALL 811 BEFORE DIGGING.



VICINITY MAP



RECORD (REF. 2)

REFERENCES

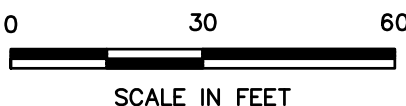
- (1) DEED BOOK 1580, PAGE 444
- (2) PLAT BOOK 36, PAGE 116
- (3) PLAT BOOK 34, PAGE 97

SURVEY NOTES

- (1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
- (2) THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED, UTILIZED REDUNDANT LINEAR MEASUREMENTS TO DETERMINE THE RELATIVE POSITIONAL ACCURACY. THE POSITIONAL TOLERANCE OF THE OBSERVED POSITIONS WAS FOUND TO BE 0.07 FEET PLUS 50 PARTS PER MILLION OR BETTER AND WAS NOT ADJUSTED.
- (3) MINIMUM PLAT CLOSURE: 1/97,499
- (4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

DAVID CAMP
GA PLS #3038



VARIANCE CONCEPT PLAN FOR:

CHIP PATTERSON

2759 ALLEGHENY LANE
LOT 29, BLOCK A, MERIDIAN SUBDIVISION

COUNTY:	OCONEE	G.M.D.:	240	STATE:	GEORGIA
DATE:	FEBRUARY 10, 2026	SCALE:	1"=30'	DWN. BY:	JESSI
FIELDBOOK:	1054	SURVEYED BY:	TRADITIONS SURVEYING LLC 706-548-5873 140 MILL CENTER BLVD., ATHENS, GA 30606 LAND SURVEYOR FIRM LICENSE NO: LSF001277	FILE NO.:	39870B-J6L



Oconee County Department Memorandum

DATE: June 25, 2026
TO: Holly Stephenson
FROM: Jill Faulkner
SUBJECT: Human Resources Policies and Procedures updates

ISSUE SUMMARY:

Over the past year, the Human Resources Department has reviewed and revised the current Oconee County Policies and Procedures Handbook. Throughout this process, multiple focus group meetings were held with representatives from each department to gather insight, feedback, and recommendations on areas where the County could make improvements. Based on the input received during these meetings, along with a comprehensive review of the existing policies, a revised handbook has been prepared and is being presented to the Board of Commissioners for review and approval.

RECOMMENDATION:

Approve the 2026 revised Oconee County Policy and Procedures Employee Handbook.



Oconee County Department Memorandum

DATE: June 22, 2026

TO: Board of Commissioners

FROM: Jody Woodall, PE – Public Works Director

SUBJECT: FY 2027 Bridge Repairs

ISSUE SUMMARY:

Discuss the bid award for ITB 26-05-014 Bridge Repairs. The ITB included two bridges identified in the Georgia Department of Transportation Bridge Inspection Report, Simonton Bridge Road over Middle Oconee River and Barnett Shoals Road over Oconee River. 7 bids were received. SunCoast Restoration & Waterproofing was the lowest responsive, responsible bidder. The bid amount for the repair of the two bridges was \$197,677.74. The project budget would include the repair costs and a 10% contingency of \$19,767.77. The total project budget would be \$217,445.51.

RECOMMENDATION:

Public Works recommends approving the bid award to SunCoast Restoration & Waterproofing, establishing a project budget of \$217,445.51, authorizing the Chairman to execute necessary documents, and approving future budget amendments up to the contract amount for the life of the project.

FINANCIAL IMPACT

TSPLOST \$217,445.51



Oconee County Department Memorandum

DATE: June 23, 2026

TO: Holly Stephenson

FROM: Jody Woodall, PE, Public Works Director

SUBJECT: RFP # 26-04-013 Solid Waste and Recycling Collection and Disposal

ISSUE SUMMARY:

RFP #26-04-013 was issued to secure a vendor(s) for the collection and disposal of solid waste and recyclable materials throughout the County. Waste Management/Advanced Disposal is the recommended vendor for solid waste collection and disposal, and Roll Off Systems, Inc is the recommended vendor for recycling collection and disposal. Both vendors are the current vendor for the respective services.

RECOMMENDATION:

Public Works recommends awarding RFP #26-04-013 to Waste Management/Advanced Disposal for solid waste collection and disposal and awarding to Roll Off Systems, Inc for recycling collection and disposal.

FINANCIAL IMPACT:

Solid Waste Fund – Solid Waste - \$400,000.00

Solid Waste Fund – Recycling - \$120,000.00

These are estimates but are budgeted in the FY 2027 budget.



Oconee County Department Memorandum

DATE: 6/30/2026

TO: Oconee County Board of Commissioners

FROM: Oconee County Water Resources Department

SUBJECT: Fire Hydrant Flow Testing & Inspections – Contract Amendment

ISSUE SUMMARY:

Georgia Hydrant Services, Inc. has submitted a \$76,520.00 change order request for RFP #25-01-009, ISO Fire Hydrant Flow Testing & Inspection Program. The primary reason for the change order is staff's decision to paint all 2,736 County fire hydrants during the first year of the program, rather than phasing the painting work over multiple years.

The FY2026 work also includes first-year inventory items, including mobilization/project management and GPS location of each hydrant, along with annual inspection, operability verification, lubrication, flow testing of 20% of the system, and related as-needed services. The vendor has indicated that the mobilization, data acquisition/project management, and GPS inventory items are FY2026-only items and are not anticipated to be repeated in FY2027.

RECOMMENDATION:

Consider approval of the FY2026 change order with Georgia Hydrant Services, Inc. for the Fire Hydrant Flow Testing & Inspection Program.

FINANCIAL IMPACT:

Change order request = \$76,520.00

Total Contract Amount = \$276,520.00

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



Oconee County Department Memorandum

DATE: June 03, 2026
TO: Holly Stephenson
FROM: Sharon Gregg
SUBJECT: Oconee County June 2026 Run-Off Election

ISSUE SUMMARY:

The June 16, 2026, runoff election will require additional funding for election worker expenses. Election worker costs are estimated at \$26,710. Through careful management of the Elections budget, approximately \$2,710 of those costs can be absorbed within existing appropriations, leaving a budget amendment request of \$24,000. All other runoff-related expenses are expected to be absorbed within the existing approved budget and will not require additional funding.

As part of our annual budget process, we do not budget for runoff elections because there is no way to know in advance whether one will be required.

FINANCIAL IMPACT:

A FY26 budget amendment of \$24,000 is needed to cover election worker expenses associated with the runoff election.

RECOMMENDATION:

Approval of a FY26 budget amendment of \$24,000.



Oconee County Department Memorandum

DATE: 06/30/2026

TO: Oconee County Board of Commissioners

FROM: Oconee County Water Resources Department

SUBJECT: GEFA Loan Modification for Construction of Calls Creek WRF Upgrade to 3 MGD

ISSUE SUMMARY:

This resolution is to defer payment of the \$25 million loan for the Calls Creek upgrade. With this, GEFA would extend the project completion date to February 28, 2027

RECOMMENDATION:

Execute modification to the loan agreement.

FINANCIAL IMPACT:

N/A



Oconee County Department Memorandum

DATE: 6/30/2026

TO: Board of Commissioners

FROM: Lisa D. Davol, Parks and Recreation Director

SUBJECT: BOC – Holiday Lights – MOU

ISSUE SUMMARY:

On behalf of the Brightside Company, LLC (Brightside), OCPRD is requesting approval of a Memorandum of Understanding (MOU) between the BOC and Brightside.

In 2025, OCPRD was approached by Oconee resident, Alex Clark, with Brightside to offer a Holiday Lights Event at Oconee Veterans Park (OVP).

Justin Kirouac and Daniel Haygood have both reviewed the MOU.

As stated in the MOU, the primary purpose of is to authorize the installation of holiday lights community event for a specified time period at OVP and defines responsibilities between Brightside and OCPRD. The MOU also specifies percentage of gross revenue be paid to the Oconee Parks Foundation for park and/or program enhancements as approved by the county.

The MOU would be approved through June 30, 2027, and can be renewed annually.

RECOMMENDATION:

Staff recommendation is to approve the MOU for the community event as outlined.

FINANCIAL IMPACT:

Brightside will pay for any electrical enhancements required for the event and will pay the county as invoiced for electrical usage.

ANALYSIS:

If approved, Parks and Recreation will continue to assist Brightside in coordinating the event, as well as guide OPF for potential park/program enhancements to meet the goals and vision of the department.

**MEMORANDUM OF UNDERSTANDING BETWEEN
OCONEE COUNTY BOARD OF COMMISSIONERS AND BRIGHTSIDE COMPANY, LLC
FOR HOLIDAY LIGHTING EVENT AT OCONEE VETERANS PARK**

This Memorandum of Understanding (MOU) made and entered into as of the ____ day of _____, 2026, by and between Oconee County, a political subdivision of the State of Georgia, (hereinafter referred to as the County) and the Brightside Company, LLC, a Georgia limited liability company with its principal office in Oconee County, Georgia (hereinafter referred to as the Brightside):

Purpose

The purpose of this agreement is to authorize the installation of holiday lighting for a limited term in a defined portion of Oconee Veterans Park ("Park"), located in Oconee County, Georgia, for the purpose of providing holiday lighting and related festivities at the Park for the benefit and enjoyment of the citizens of Oconee County, Georgia and surrounding areas.

WHEREAS, the County, through its Department of Parks and Recreation ("Department"), owns, operates and maintains real estate, buildings and other recreational facilities, and operates a wide variety of parks and recreation programs and services; and

WHEREAS, the Department maintains the stated vision of positively impacting our community through park and recreational experiences that create a sense of community; and

WHEREAS, the Department's mission is to create impactful experiences, promote wellness and connect the community; and

WHEREAS, Brightside has requested to coordinate and fund a holiday lighting festival event in the Park, for the purpose of supporting the vision and goals of the Department; and

WHEREAS, Brightside operates as a legal entity separate from the County, and is governed independently, with no employees of the County; and

WHEREAS, Brightside and the County wish to ensure the success of the holiday event; and

THEREFORE, in consideration of the mutual efforts to support the holiday event, the County and the Brightside agree as follows:

Section 1. Operating Procedures

A. Brightside shall be responsible for the following:

1. Presenting a timeline for County approval.
2. Scheduling days and times for the display for County approval.
3. Meeting County insurance requirements for park rentals.
4. Ensuring entire event and lighting installation meets Oconee standards, codes and

ordinances.

5. Maintaining and/or repairing the holiday lights during the duration of the display.
6. Immediately notifying the Department of any property damage, theft, illegal activity, or other behavior violating Park policies associated with the event.
7. Repairing and/or replacing to park standard Park infrastructure, facilities, amenities or other items damaged from the installation, maintenance and/or public participation in the event.
8. Repaying electricity usage based on meters for the designated areas. Brightside repayment of County invoices should be received by the county within 30 days of the invoice.
9. Ensuring any electrical equipment installed for the event is not removed without County approval.
10. Allowing proper access for services by Department grounds maintenance contractor.
11. Contracting with the Department custodial services vendor for services and supplies above normal Park operations to include all services and supplies for the Field 5-7 restroom facilities. Restrooms must remain clean and stocked throughout the event.
12. Providing a dumpster for the event at a location agreed upon by the County and ensuring dumpster is serviced regularly to prevent any overflow of trash.
13. Providing any additional trash and recycling receptacles needed for the event.
14. Handling ticketing and any timed entry for the event.
15. Coordinating all volunteers, sponsors, contributors and contractors participating in the event on behalf of Brightside; noting volunteers, sponsors, contributors and contractors must meet County standards.
16. Providing supervision of the event at all hours of operation.
17. Providing County with a safety and risk management plan, to include County weather policies. Plan should outline specified time of day any cancellation will be decided to inform public.
18. Providing traffic control throughout the park to support safe pedestrian and traffic flow.
19. Scheduling and paying for two (2) Oconee County Sheriff's Office deputies to provide traffic control at the entrance/exit of the park during operating hours.
20. Ensuring inclusion and accessible access to the Park area and event activities at all times, to include designating additional ADA parking.
21. Creating a theme and obtaining performance licenses for any music played, with neither being faith based.
22. Ensuring all vendors make payment to the Oconee Parks Foundation, Inc. based on the County vendor fee to participate in the event a minimum of 30 days prior to the event.

23. Requiring vendors to follow Park policies on items not permitted for sale within the park.
 24. Paying the Oconee Parks Foundation, Inc. a sum equal to ten percent (10%) of the gross revenue from ticket sales received by Brightside, less the cost of any permanent electrical power hardware or infrastructure required by the event. Payment should be received within 30 days of the conclusion of the event.
- B. In return for the Brightside contributions to and support of the community event and the Department, at the discretion of the Director of the Department, and consistent with applicable federal, state, and local law, and County policies and administrative directives, the County shall be responsible for the following:
1. Ensuring the event days and times does not interfere with other Department programs, events and/or maintenance priorities.
 2. Final approval of the holiday light display, event set-up, activities offered, event pathway and any advertisement.
 3. Approving systems and location of any electrical additions to the park.
 4. Allowing exclusive use of specific, reserved, agreed upon area of the Park during event operation hours while the rest of the Park stays accessible to the public.
 5. Permitting Brightside to coordinate food and/or beverage vendors in the specified Park event location.
 6. Invoicing Brightside for electrical charges monthly once electric bill received.
 7. Upon prior written department approval, allowing Brightside to use the name and images of the Department and Department Logo for promotion of the event.
 8. Promotion of the event by the Department on website and social media.

Section 2. Record Keeping

- A. The County and Brightside acknowledge and agree that all Brightside financial records and documents are the property of Brightside and shall be kept separate and apart from all County records.
- B. Brightside shall provide the Department with final gross revenue produced by the event and final cost of any permanent electrical power hardware or infrastructure required by the event.

Section 3. Independent Contractors

- A. In the performance of this MOU, both the County and Brightside agents or employees of one shall not be construed to be the agents or employees of the other. County employees shall remain employees of the County, notwithstanding the fact that they may attend or provide park facility assistance to the holiday event.
- B. Neither the County nor its agents, volunteers, servants, employees or officials shall be

responsible or liable for any claim or suit arising from contracts, agreements, understandings or arrangements made by Brightside with any person or entity covering services or goods procured by Brightside, or for the negligent or willful acts of Brightside or those for whom Brightside acts.

Section 4. Term

The initial term of this MOU will be through June 30, 2027, with the option to renew annually for four (4) additional years, not to exceed five (5) years.

Section 5. Dispute Resolution

The parties agree that if there is a dispute as to any provision of this MOU or if either party materially breaches or fails to perform its obligations under this MOU, the other party may give notice in writing of the dispute or material breach. The parties agree to meet to resolve the dispute or material breach within thirty (30) days of receipt of the notice. If the parties fail to resolve the dispute within sixty (60) days of such notice or such longer period, if agreed to in writing by the parties, the parties agree to bring in a mediator to resolve the dispute.

Section 6. Notice

Any notice or notices required or permitted to be given pursuant to this MOU shall be given by certified mail, postage prepaid, return receipt required, as follows:

To the Department:	Director of Parks and Recreation 3500A Hog Mountain Road Watkinsville, GA 30677
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To Brightside:	William Alexander Clark 3027 S. Barnett Shoals Road Watkinsville, GA 30677
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In addition, a copy must be sent to the Oconee County Clerk, 7635 Macon Highway, Watkinsville, GA 30677.

Section 7. Termination

This MOU may be terminated by either party by delivering written notice of termination to the non-terminating party at least thirty (30) days prior to the effective date of any termination.

Section 8. Governing Law and Venue

This MOU shall be deemed to be a Georgia contract and shall be governed as to all matters whether of validity, interpretations, obligations, performance or otherwise exclusively by the law of the State of Georgia, and all question arising with respect thereto shall be determined in accordance with such laws. Regardless of where actually delivered and accepted, this MOU

shall be deemed to have been delivered and accepted by the parties in the State of Georgia. Brightside shall comply with all federal, state and local statutes, ordinances, and regulations now in effect or thereafter adopted, in the performance of its obligations set forth herein. Any and all suits for any claims or for any and every breach of dispute arising out of this MOU shall be maintained in the appropriate court of competent jurisdiction in the Oconee County, Georgia.

Section 9. Mechanic's Liens

During the term of this MOU, Brightside will promptly remove or release any mechanic's or materialman's lien attached to or on the subject property or any portion, by reason of any act or omission by the Brightside, its contractors or agents in connection with the activities performed by the Brightside, and hold harmless the County and its agents, employees, volunteers, servants, and officials from any such lien or claim of lien. This provision shall survive the termination, cancellation, or expiration of the MOU.

Section 10. Severability

Any provision of this MOU which is prohibited or unenforceable shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions thereof.

Section 11. Entire Agreement

The parties agree that this writing constitutes the entire agreement of the parties and that there may be no modification to this MOU, except in writing, executed by the authorized representatives of the County and Brightside.

As evidenced by their agreement to the terms and conditions set forth herein, the parties affix their authorized signatures hereto:

Oconee County, Georgia

Brightside Company, LLC

By: _____
County Chair, Chairman Daniell

By: Sit and Drift, LLC

Attest: _____
County Clerk, Holly Stephenson

Managing Member, William Alexander Clark

By: Lighting Pros, LLC

Managing Member, Michael Efird



ZONES 1-11

Each Zone Approx- 100 amps

Yellow Squares = Power
Access/Quad Outlets.

Yellow dotted line = underground
power lines/runs

Pump House = Power Source &
primary room for accessing all
breaker panels

Summary- We need access to power on both sides
of the path. We estimated a total draw of 1500 amps
over the entire event. So each zone would need
approximately 120 amps available

Alex Clark- 706-614-4861

LIGHTS OF OCONEE

WELCOME

TO LIGHTS OF OCONEE

A MAGICAL HOLIDAY
EXPERIENCE
FOR THE WHOLE FAMILY

SHARE THE JOY

JOY

TAG US!

#LIGHTSOFOCONEE





ZONE 3
RGB CHRISTMAS
TREE

ZONE 4
FOUNTAIN SHOW
ON THE POND

ZONE 5
SHADOW LIGHT
WALL

ZONE 6
FIELD OF LIGHTS

ZONE 7
CHRISTMAS
TREE FOREST

ZONE 8
REFLECTION
ZONE

ZONE 9
TWISTED LIGHT
TUNNEL

ZONE 10
IMMERSIVE LIGHT
EXPERIENCE

ZONE 1
ENTRANCE



ZONE 9
TWISTED
LIGHT TUNNEL

15ft Wide
10ft Tall

INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF SERVICES
BETWEEN
OCONEE COUNTY, GEORGIA AND THE TOWN OF BOGART, GEORGIA

This Intergovernmental Agreement ("Agreement") is made and entered into as of the date of the last signatory hereto by and between Oconee County through its Board of Commissioners (hereinafter "County"), and the Town of Bogart through its Town Council (hereinafter the "City").

WITNESSETH:

WHEREAS, County and City wish to enter into agreement for the provision of various services by County to City as authorized by law; and

WHEREAS, Article IX, Section III, Paragraph I of the Georgia Constitution of 1983 authorizes any county and any public corporation to contract with each other for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; and

WHEREAS, an intergovernmental agreement providing for County to provide services in the City as set forth herein would promote the general health, welfare, and safety of all citizens of the County;

NOW THEREFORE, for and in consideration of the premises and mutual covenants and agreements hereinafter set forth, and by and through the authority of the County and the City, it is hereby agreed by and between the parties hereto as follows:

1. UDC and Building Code Enforcement

I. RECITALS.

A. City has enacted a Unified Development Code ("UDC") and Building and Construction Codes ("Building Codes") (collectively "the Codes").

B. City's size is such that it is not cost-effective for the City to provide the services necessary for enforcement of the Codes through its own staff.

C. County has already adopted and has a staff to enforce similar Codes in the unincorporated portion of the county.

D. It would not be an undue burden on County to provide those same services in the City.

II. ADOPTION OF SUBSTANTIALLY SIMILAR CODES.

A. City hereby warrants that it has adopted a Unified Development Code ("UDC") and Building and Construction Codes ("Building Codes") substantially similar to those of Oconee County as of the effective date hereof.

B. County shall provide written notice to the City of any changes or, in its discretion, anticipated changes, in its Codes.

1. Oconee County shall notify City if it determines that the failure to adopt such changes would impair its ability to perform under this Agreement.

2. After such notification of potential impairment, and if the City does not institute such changes, then Oconee County may terminate this Agreement no earlier than sixty (60) days after City's receipt of such notice.

3. If the City makes changes to its UDC and Building Codes which are not substantially similar to those of Oconee County, then the County may suspend its performance under this Agreement and notify City that same are unacceptable to Oconee County. If the City elects not to rescind such changes, then Oconee County may terminate this Agreement upon thirty (30) days' notice to City

III. ENFORCEMENT. Commencing with the effective date hereof, those Oconee County employees authorized to and responsible for enforcement of the Codes in the unincorporated portion of the county shall enforce the Codes adopted by the City.

IV. COMPENSATION. In consideration for these services provided by the County, the City will pay the annual sum of Nineteen Thousand Two Hundred Dollars (\$19,200.00) to the general fund of the County, payable in four annual installments on or before the last day of each quarter of each year. The County shall retain all building permit fees. These fees will offset the County's payments to its third party providers of such services.

2. City Engineer

I. RECITALS.

A. City has adopted a Unified Development Code (the "Code") substantially similar to Oconee County's Unified Development Code.

B. City's Code makes reference in numerous places to tasks and determinations to be performed or made by the "City Engineer."

C. County's Code makes similar references to such tasks and determinations to be made by the "County Engineer," which is defined in the County's Code as "that administrative official to whom responsibility for that action has been assigned by the Public Works Director" (section 1502.03).

D. City has no engineer on staff, and efficiency would be served by allowing the person(s) designated by the Oconee County Public Works Director to act as County Engineer also to act as City Engineer for purposes of the City's Code.

II. SERVICES.

The parties hereby agree that with respect to any references to "City Engineer" in the City's Code, the person(s) designated by the Oconee County Public Works Director to act as County Engineer shall act as the City Engineer for purposes of the City's Code.

3. Fire Protection Services

I. RECITALS.

A. Article IX, Section II, Paragraph III of the Constitution of the State of Georgia provides in pertinent part that any county, municipality, or any combination thereof may provide fire protection services.

B. City desires to contract with County for the provision of fire protection services, and the County desires to contract with the City to provide fire protection services, on the terms and conditions set forth herein.

II. FIRE PROTECTION SERVICES.

A. County will maintain a fire station (the "Fire Station 7") within the city limits of the Town of Bogart and equip the station in a manner consistent with that of other fire stations within the County.

Should the County determine it is necessary to relocate Fire Station 7, it will attempt to find a suitable location within the City but reserves the right to relocate Fire Station 7 to an area outside of the City but which will provide the same level of fire protection as a station located within the City.

B. County shall maintain and make all necessary repairs to the City station and shall pay all utility and other expenses associated with the City station.

C. County's Fire Chief and other Fire Rescue staff will supervise the City station's volunteer firefighters and otherwise provide services to the City station and the volunteer firefighters associated therewith in a manner consistent with the supervision and services provided to other fire stations within the County.

III. COMPENSATION FOR SERVICES.

A. In consideration for the fire protection services provided by the County, the City will pay the annual sum of Thirty Thousand Dollars (\$30,000.00) to the general fund of the County, payable in one annual installment on or before July 15 of each year.

B. City shall direct any persons wishing to make donations to the City station and/or its volunteers to the county's Fire Chief so that such donations may be routed through the County. If a donor desires that a donation be devoted to the exclusive use of the City station and/or its volunteers, City and County shall cooperate to reasonably accommodate such desire.

IV. COMMAND AND CONTROL.

Nothing herein shall be construed to affect, impair, or limit the authority or powers of the City or of the County except as otherwise specified herein.

4. Animal Control

I. RECITALS.

A. City has determined that adoption and enforcement of an Animal Control Ordinance is in the best interests of the citizens of the Town of Bogart.

B. City's size is such that it is not cost-effective for the City to provide the services necessary for enforcement of the Ordinance through its own staff.

C. County has already adopted and has a staff to enforce the Ordinance in the unincorporated portion of the county.

D. It would not be an undue burden on County to provide those same services in the City.

II. ADOPTION OF SUBSTANTIALLY SIMILAR ORDINANCE.

A. The City hereby warrants that it has adopted an Animal Control Ordinance substantially similar to that of Oconee County as of the effective date hereof.

B. Oconee County shall provide written notice to the City of any changes or, in its discretion, anticipated changes, in its Animal Control Ordinance.

1. Oconee County shall notify City if it determines that the failure to adopt such changes would impair its ability to perform under this Agreement.

2. After such notification of potential impairment, and if the City does not institute such changes, then Oconee County may terminate this Agreement no earlier than sixty (60) days after City's receipt of such notice.

3. If the City makes changes to its Animal Control Ordinance which are not substantially similar to those of Oconee County, then the County may suspend its performance under this Agreement and notify City that same are unacceptable to Oconee County. If the City elects not to

rescind such changes, then Oconee County may terminate this Agreement upon thirty (30) days' notice to City.

III. ENFORCEMENT. Commencing with the effective date hereof, those Oconee County employees authorized to and responsible for enforcement of the Ordinance by duly adopted resolution of the County in the unincorporated portion of the county shall enforce the Ordinance adopted by the City.

IV. COMPENSATION. All fees, fines, and other revenue attributable to enforcement activities within the City shall be paid directly to Oconee County.

5. Term

A. The initial term of this Agreement shall commence on _____, 2026, and end on December 31, 2026.

B. After the initial term, this Agreement shall renew automatically for one-year terms unless any party gives the other parties written notice of an intent not to renew at least sixty (60) days prior to the end of the then-current term.

C. This Agreement may be terminated by any party hereto upon not less than ninety (90) days' written notice to the other parties.

D. This Agreement shall terminate fifty (50) years from that effective date, unless sooner terminated as provided herein.

6. Miscellaneous

A. Amendments. This Agreement may be amended only by mutual agreement of the parties hereto executed in writing with the same formality as the execution of this Agreement.

B. Notices. Any notice given in connection with this Agreement shall be given in writing and shall be delivered either by hand to the parties or by certified mail, return receipt requested, or by statutory overnight delivery, to the parties at the parties' addresses stated below. Any party may change its address stated herein by giving notice of the change in accordance with this paragraph.

Oconee County:
Board of Commissioners of Oconee County, Georgia
Attn: Chairman
7635 Macon Highway
Box 100
Watkinsville, GA 30677

City:
Town Council of Bogart, Georgia
Attn: Mayor

125 Main St.
P.O. Box 206
Bogart, GA 30622

C. No Third-Party Beneficiaries. The parties hereto intend that this Agreement shall not confer third-party beneficiary status on any non-party to this Agreement, including but not limited to the citizens of the Town of Bogart and Oconee County.

D. No Waiver. No failure on the part of either party to this Agreement at any time to require performance by the other party of any term of this Agreement shall be taken or held to be a waiver of such term or in any way affect such party's right to enforce such term, and no waiver on the part of either party of any term of this Agreement shall be taken or held to be a waiver of any other term hereof or the breach thereof.

E. Immunity. Nothing contained in this Agreement shall be construed or deemed to be a waiver of any immunity to which the parties, their officials, employees, or volunteers are legally entitled.

F. Service Delivery Strategy. The Service Delivery Strategy for Oconee County is hereby revised in accordance with this Agreement.

IN WITNESS WHEREOF, Oconee County Board of Commissioners and the Bogart Town Council, by their duly authorized council and board members, have caused this Agreement to be executed and each party has caused its seal to be hereunto impressed and attested, and delivery hereof is hereby acknowledged, as of the day and year first above written.

Approved by the Oconee County Board of Commissioners on the ____ day of ____, 2026, and executed this the ____ day of ____, 2026, in witness whereof the parties hereto have set their hands, affixed their seals, and delivered these presents.

BOARD OF COMMISSIONERS OF OCONEE COUNTY

By: _____
John Daniell, Chairman

Attest: _____
Holly Stephenson, County Clerk

(SEAL)

Approved by the Town of Bogart, Georgia, on the ____ day of ____, 2026, and executed this the ____ day of ____, 2026, in witness whereof the parties hereto have set their hands, affixed their seals, and delivered these presents.

TOWN COUNCIL OF BOGART, GEORGIA

By: _____
Janet Jones, Mayor

Attest: _____
Grace Martin, City Clerk

(SEAL)

STATE OF GEORGIA
COUNTY OF OCONEE

INTERGOVERNMENTAL AGREEMENT FOR
PROVISION OF LAW ENFORCEMENT SERVICES

This Intergovernmental Agreement is entered into this ____ day of _____, 2025 by and between **JAMES A. HALE, JR., in his official capacity as SHERIFF OF OCONEE COUNTY, GEORGIA** (hereinafter “Sheriff”) and **OCONEE COUNTY, GEORGIA**, acting by and through its Board of Commissioners (hereinafter “County”), as parties of the first part, and the **TOWN OF BOGART, GEORGIA**, acting by and through its Mayor and Town Council (hereinafter “City”), as party of the second part.

WITNESSETH:

WHEREAS, Article IX, Section II, Paragraph III of the Constitution of the State of Georgia provides in pertinent part that any county, municipality, or any combination thereof may provide police services; and

WHEREAS, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia provides in pertinent part that any county and municipality may contract with each other for a period not exceeding 50 years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment which the parties are authorized by law to undertake or provide; and

WHEREAS, O.C.G.A. § 15-16-13(a) provides that “[t]he sheriffs of the various counties of this state are authorized to contract with the governing body of any municipal corporation located within their respective counties, with the written consent of the governing authority of the county, for the purpose of providing law enforcement services to the municipal corporation”; and

WHEREAS, the City desires to contract with the Sheriff and the County for the provision of law enforcement services, and the Sheriff and the County desire to contract with the City to provide law enforcement services, on the terms and conditions set forth herein;

NOW THEREFORE, in consideration of the mutual covenants, promises, and obligations contained herein, the parties hereto hereby agree as follows:

SECTION 1. LAW ENFORCEMENT SERVICES.

In consideration for the compensation for basic services paid to the County by the City pursuant to Section 2 of this Agreement, the Sheriff will provide the City with the following basic law enforcement services:

The Sheriff will assign deputies with fully equipped patrol vehicles to provide regular patrol services inside the municipal limits of the City which are located within Oconee County. Patrol services include proactive monitoring and policing of the area; security checks of homes, businesses, and schools; enforcement of traffic laws; responding to calls for service; enforcement of criminal laws, including arrests where necessary or appropriate; issuing citations for violations of municipal ordinances punishable by a fine and/or imprisonment; serving subpoenas for municipal court and City administrative proceedings; and other routine law enforcement duties. Citations for violations of municipal ordinances and state laws shall be returnable to the City's municipal court (which may be the County's Magistrate Court acting as City's Municipal Court under separate agreement) when that court has jurisdiction over the offense. Patrol services do not include animal control, which service is or may be provided to the City by the County's animal control ordinances pursuant to a separate agreement. The parties understand and acknowledge that the Sheriff reserves the right to determine patrol services as he determines appropriate to provide the same general level of service throughout the County.

SECTION 2. COMPENSATION FOR SERVICES.

2.1. In consideration for the law enforcement services provided by the Sheriff pursuant to Section 1 of this Agreement, the City will provide exclusive possession of the realty and improvements described in Exhibit "A" attached hereto and incorporated herein by reference (the "Facility") to Sheriff for use and operation as the offices of the Sexual Assault Nurse Examiners (SANE) office, and/or such other law enforcement purposes as the Sheriff deems appropriate.

2.1.1. City shall make all necessary repairs to the interior of the leased premises, including window and plate glass and the fixtures and equipment therein or used in connection therewith, including the maintenance of all fixtures located within the leased premises, which repairs shall be in quality and class equal to the original work, in order to maintain said premises, fixtures, and equipment in good condition and repair; provided, however, that the Sheriff shall be responsible for any painting, carpeting, or any repair

necessitated by the Sheriff's neglect or omission.

2.1.2. Sheriff and County shall not make any changes, alteration, additions, or improvements to the Facility without the written consent of the City.

2.1.3. All water, electric light, heat, power, sewerage, fuel, and other utility service charges and assessments shall be paid by the City for the benefit of the leased premises.

2.1.4. The City will provide its typical commercial customer trash pickup services free of charge.

2.2. All fees, fines, and other revenue attributable to enforcement activities within the City shall be paid directly to Oconee County.

2.3. The parties hereto stipulate and agree that the compensation described above herein constitutes payment to the general fund of the County in an amount at least equal to the costs incurred by the sheriff in providing services hereunder and thus satisfies the requirements of O.C.G.A. 15-16-13.

SECTION 3. COMMAND AND CONTROL.

3.1. Any deputies or other personnel performing law enforcement services pursuant to this Agreement shall be employees of the Sheriff and shall at all times be under the command and control of the Sheriff.

3.2. Complaints and potential issues with the deputies working the contract should be referred to the Sheriff for investigation under the complaints policies of the Sheriff's office.

3.3. Nothing herein shall be construed to affect, impair, or limit the authority or powers of the City or of the Sheriff except as otherwise specified herein. Sheriff shall have the same duties, powers, and arrest authority within City which such officers have in unincorporated areas of County. The duties, powers, and arrest authority of Sheriff shall not be limited, impaired, or affected in any way by this Agreement.

SECTION 4. TERM AND TERMINATION.

4.1. The initial term of this Agreement shall commence on [REDACTED], 2026, and end on December 31, 2026.

4.2. After the initial term, this Agreement shall renew automatically for one-year terms

unless any party gives the other parties written notice of an intent not to renew at least ninety (90) days prior to the end of the then-current term.

4.3. This Agreement may be amended only by mutual agreement of the parties hereto executed in writing with the same formality as the execution of this Agreement.

4.4. This Agreement may be terminated by any party hereto upon not less than ninety (90) days' written notice to the other parties.

SECTION 5. NOTICES.

Any notice given in connection with this Agreement shall be given in writing and shall be delivered either by hand to the parties or by certified mail, return receipt requested, or by statutory overnight delivery, to the parties at the parties' addresses stated below. Any party may change its address stated herein by giving notice of the change in accordance with this paragraph.

Oconee County:
Board of Commissioners of Oconee County, Georgia
Attn: Chairman
7635 Macon Highway
Box 100
Watkinsville, GA 30677

City:
Town Council of Bogart, Georgia
Attn: Mayor
125 Main St.
P.O. Box 206
Bogart, GA 30622

Sheriff:



SECTION 6. NO THIRD-PARTY BENEFICIARIES.

The parties hereto intend that this Agreement shall not confer third-party beneficiary status on any non-party to this Agreement, including but not limited to the citizens of the Town of Bogart and Oconee County.

SECTION 7. NO WAIVER.

No failure on the part of either party to this Agreement at any time to require performance

by the other party of any term of this Agreement shall be taken or held to be a waiver of such term or in any way affect such party's right to enforce such term, and no waiver on the part of either party of any term of this Agreement shall be taken or held to be a waiver of any other term hereof or the breach thereof.

SECTION 8. IMMUNITY.

Nothing contained in this Agreement shall be construed or deemed to be a waiver of any immunity to which the parties, their officials, or employees are legally entitled.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals.

OCONEE COUNTY

SHERIFF

TOWN OF BOGART

By: _____
John Daniell, Chairman, Board
Of Commissioners

By: _____
James A. Hale, Jr.
Sheriff

By: _____
Janet Jones, Mayor

Attest: _____
Holly Stephenson, County Clerk

Attest: _____
Grace Martin, City Clerk